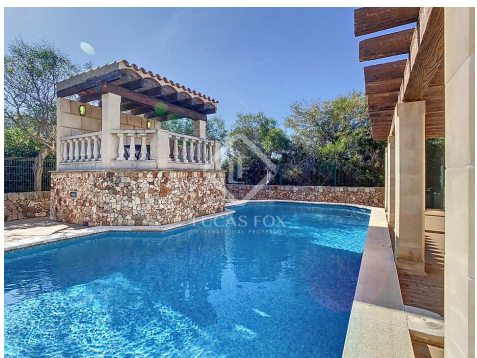


€1,200,000 House / Villa - For sale

## 4 Bedroom house / villa for sale in Sant Lluís, Menorca

Spain » Menorca » Sant Lluís » 07711

4 Bedrooms    3 Bathrooms    308m<sup>2</sup> Floorplan    1,243m<sup>2</sup> Plot size



Contact us today for more information or to arrange a viewing

+34 971 484 121 • menorca@lucasfox.es • lucasfox.com • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Exceptional 4-bedroom villa with pool for sale in Binisafua, one minute from the beach.

This impressive property is located in Binisafua, in a natural environment, just one minute from the beach.

The property sits on an extensive plot of more than 1,200 m<sup>2</sup> and has an area of more than 300 m<sup>2</sup> of living space. The 53 m<sup>2</sup> garage provides space to park several vehicles, while the 57 m<sup>2</sup> porch and 47 m<sup>2</sup> pool area offer outdoor space.

Inside, the property has an intelligent and functional layout. Upon entering through the main door, we find an elegant entrance hall. To the right is a spacious double bedroom, perfect for guests. A nearby toilet adds practicality to this area, while access to the garage from this point makes it easier to enter and access the property by car. In front, the large living room is offered. To the left of the living room, a well-lit hall leads to the bedrooms, which include two doubles and one single. The main bedroom stands out for its spaciousness and includes a dressing room and a luxurious full bathroom with a bathtub and shower. Each of these bedrooms is designed to provide comfort and light.

The kitchen, dining room and large living room are integrated. The double-height living room has an additional space on the upper floor that can be used as another living room or recreation area.

Each room in the house has direct access to the exterior. Its large terrace perfectly complements this property.

With a carefully planned layout, this property in Binisafua offers a harmonious balance between functionality and elegance. Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Natural light, High ceilings, Parking, Walk-in wardrobe, Storage room, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Alarm, Air conditioning

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