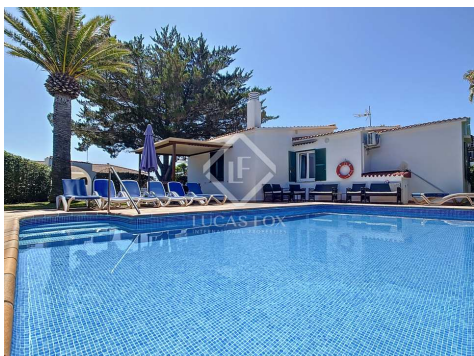


€725,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa for sale in Ciutadella, Balearic Islands

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

4 Bedrooms    2 Bathrooms    193m<sup>2</sup> Floorplan    657m<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

€725,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa for sale in Ciutadella, Balearic Islands

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

**4** Bedrooms      **2** Bathrooms      **193m<sup>2</sup>** Floorplan      **657m<sup>2</sup>** Plot size

### OVERVIEW

## Villa with tourist license, pool and private garage for sale in Cala'n Bosch, Ciutadella de Menorca

Lucas Fox presents this 193 m<sup>2</sup> villa on a 657 m<sup>2</sup> plot in Cala'n Bosch, in the municipality of Ciutadella de Menorca.

The property is distributed over two floors, although the main rooms are on the ground floor. At the entrance, we are welcomed by a hall that leads us on one side to the living-dining room with a fireplace and large windows that flood the entire room with natural light. Next we have a large kitchen open to the dining room and with access to the utility room. From the hallway, on the other side, the four bedrooms with built-in wardrobes are distributed: one double with a private bathroom, another double, two singles and two bathrooms. On this floor and on one side of the house we find the garage. All rooms have air conditioning and heating splits.

Through a comfortable spiral staircase we reach the upper floor in the shape of a tower where we find an open-plan room with access to a terrace with sea views. It can also be accessed through an exterior staircase.

Exterior, we have a garden area, a 33 m<sup>2</sup> pool and a barbecue area.

Without a doubt, it is a good investment opportunity, since it has a tourist license, or to spend time with family and/or friends. It is located three minutes walk from the Cap d'Artrutx lighthouse and five minutes from the Cala'n Bosch marina.

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men50136](https://lucasfox.com/go/men50136)

Terrace, Swimming Pool, Garden, Private garage, Natural light, Views, Utility room, Tourist License, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

**Contact us today for more information or to arrange a viewing**

+34 971 484 121 • [menorca@lucasfox.es](mailto:menorca@lucasfox.es) • [lucasfox.com](https://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

€725,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa for sale in Ciutadella, Balearic Islands

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

<b>4</b>	<b>2</b>	<b>193m<sup>2</sup></b>	<b>657m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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