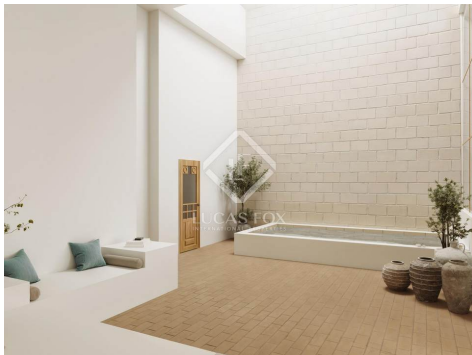
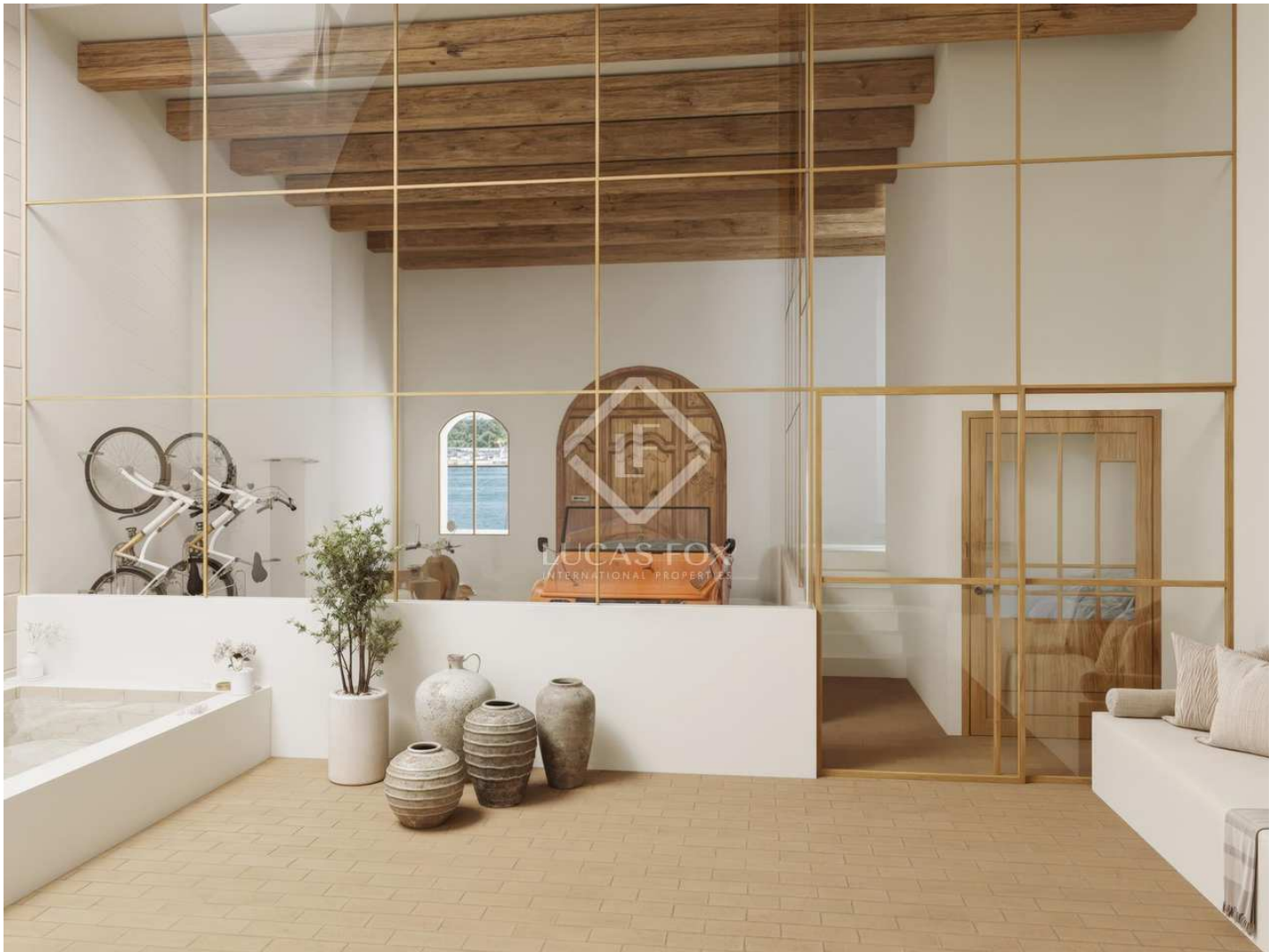


€1,550,000 House / Villa - For sale

Excellent 3 Bedroom house / villa with 20m² garden for sale in Maó, Balearic Islands

Spain » Balearic Islands » Menorca » Maó » 07701

3 Bedrooms **4** Bathrooms **340m²** Floorplan **10m²** Terrace **20m²** Garden



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

Fantastic new build townhouse with patio, wine cellar, storage room and garage for sale in Maó, Menorca.

Lucas Fox presents this fantastic newly built townhouse of 340 m² with a 20 m² patio, a 10 m² terrace with solarium and a garage located in Maó.

The property is distributed over four floors. The ground floor welcomes us with a garage that gives access to an open-plan space that houses the fully equipped kitchen diner with high-end appliances. The kitchen has access to the beautiful 20 m² private patio with a 1.20 deep white concrete pool, chill-out area and original exposed sandstone walls. On this floor, we also have a guest bathroom, a storage room and a wine cellar under the stairs.

Through a comfortable staircase, we reach the first floor where we find the living-dining room with windows with sea views and a double bedroom with a built-in wardrobe and private bathroom.

On the second floor, we have a living room or library and a double bedroom with a built-in wardrobe and private bathroom.

On the third floor, we find the last double bedroom with a built-in wardrobe, private bathroom and access to a 10 m² solarium terrace.

The completion of the works is scheduled for January 2025. The house will have high quality materials and will be delivered fully equipped and furnished.

The finishes of the property include a high-efficiency aerothermics system for the production of domestic hot water and underfloor heating on the ground floor, radiators on the rest of the floors and pre-installation of air conditioning. It also has thermal and acoustic insulation, double flush cisterns, exposed wooden beams, ceiling fans, and natural clay tiles throughout the property, except in the bathrooms, which have hand-painted hydraulic tiles. The interior carpentry is made of solid iroko wood with natural varnish and the exterior carpentry is also solid iroko wood with Climalit type double glazing. The bathrooms have white electric radiators and deck ventilation.

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Sea views, Swimming Pool, Garden, Natural light, Walk-in wardrobe, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Alarm, Air conditioning

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3	4	340m²	10m²	20m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden

Without a doubt, a unique property just a few meters from the port of Maó, ideal for living all year round or spending time with family and/or friends. Contact us for more information or to arrange a visit.

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