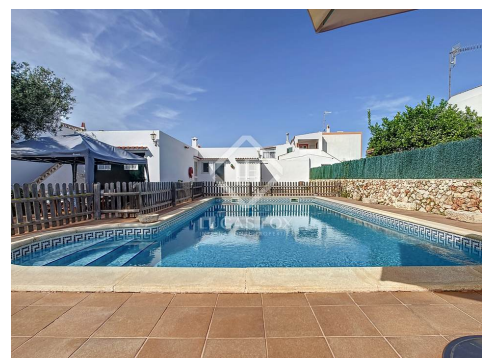


€850,000 House / Villa - For sale

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

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

<b>3</b>	<b>2</b>	<b>206m<sup>2</sup></b>	<b>515m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Villa with pool, garden and tourist license in Cala'n Bosch, Ciutadella (Menorca)

Lucas Fox presents this wonderful 206 m<sup>2</sup> villa on a 515 m<sup>2</sup> plot with a tourist license in the Cala'n Bosch development in Ciutadella (Menorca).

The property is distributed on one floor, and at the entrance we are greeted by a large porch with exposed wooden beams that gives access to the dining room living room with a semi-open kitchen and access to the patio. A double bedroom completes this area. From here we enter a corridor where we find a bathroom and two double bedrooms, one of them with access to the patio. In this patio we have a utility room and a bathroom with a shower.

Exterior there is a terrace, a utility room, a 40 m<sup>2</sup> swimming pool, a garden, a 48 m<sup>2</sup> garage and a barbecue area that is currently used as a storage room. An exterior staircase in the patio leads to the solarium terrace, where there is the possibility of building another floor offering spectacular sea views.

The villa is located on a very quiet street just a few steps from the beach, with access to a bathing area and several other beaches on the south coast of Menorca.

In short, this is an investment opportunity as a first or second residence. On the other hand, it could also be rented out seasonally thanks to its tourist license.

Please do not hesitate to contact us for more information and to arrange a viewing.



[lucasfox.com/go/men52074](https://lucasfox.com/go/men52074)

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

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