

€695,000 House / Villa - For sale - Reduced Price

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

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

**3** Bedrooms     **3** Bathrooms     **213m<sup>2</sup>** Floorplan



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

## Contemporary designed townhouse with patio, terrace and private garage for sale just a few minutes from the centre of Ciutadella de Menorca.

Lucas Fox presents this fantastic contemporary designed townhouse with a constructed area of 213 m<sup>2</sup> with a 47 m<sup>2</sup> patio, just a few minutes from the centre of Ciutadella.

The property is distributed over four floors. At the entrance we are welcomed by a beautiful front patio through which we access the house. Once inside, we find a entrance hall/ hall that leads us on one side to the kitchen with a pantry and access to a rear patio, ideal for eating or dining outdoors and a guest toilet. On the other hand, we reach the living-dining room with large windows that allow abundant light to enter the entire room, with access to the front patio that offers the possibility of installing a small pool.

From the entrance hall, via a comfortable wooden staircase, we reach the first floor where we find the main bedroom with a private bathroom and two double bedrooms, all with built-in wardrobes and a bathroom. From this floor we reach the second floor where we have the utility room area with access to a splendid terrace with distant views of the sea and the sunset.

Returning again to the entrance hall, a staircase identical to the previous ones leads us to the lower ground floor where there is a closed garage for two cars and a storage room that could be converted for a third car. We access the garage through a communal ramp.

The entire property has hot-cold air conditioning splits, exterior aluminum enclosure with double glazing and sliding Menorcan shutters.

The house is in perfect condition and is perfect for living all year round or spending time with family or friends. Please contact us for more information or to arrange a visit.



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Terrace, Garden, Private garage,  
Natural light, Utility room, Heating, Exterior,  
Equipped Kitchen, Double glazing,  
Built-in wardrobes, Barbecue, Alarm,  
Air conditioning

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