

€740,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa with 15m<sup>2</sup> garden for sale in Ciutadella

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

<b>4</b>	<b>5</b>	<b>194m<sup>2</sup></b>	<b>25m<sup>2</sup></b>	<b>15m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	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 recently renovated house with patio and terraces for sale in the centre of Ciutadella de Menorca.

Lucas Fox presents this fantastic recently renovated 194 m<sup>2</sup> house in the heart of Ciutadella de Menorca.

The property is spread over four floors. The house welcomes us with a splendid living room that has a large window that provides plenty of natural light to the entire room. From here, we go to a hall where we have the staircase to access the upper floors and the guest toilet. Next to the hall, there is the kitchen diner with impressive stained glass windows and access to the patio of approximately 15m<sup>2</sup> with a shower to cool off on very hot days.

A comfortable staircase leads to the first floor, where we find a corridor with two double bedrooms with dressing rooms and private bathroom. Following the stairs we access the second floor, of identical dimensions to the previous floor, where we have a corridor and two double bedrooms with dressing rooms and private bathroom. Finally, the final flight of stairs takes us to the third floor where we access, on the one hand, a terrace and, on the other hand, a large utility room with access to another terrace, both approximately 12 m<sup>2</sup> each.

The 1860 house was recently renovated with great care, it has high ceilings with exposed wooden beams painted in white, microcement floor on the ground floor and original hydraulic floors in the rest of the house. In addition, it has reinstalled air conditioning, interior wooden doors, white lacquered wooden exterior carpentry with double glazing and green Menorcan shutters.

Without a doubt, an ideal property to live in all year round or spend time with family and/or friends. Please contact us for more information or to arrange a viewing.



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Terrace, Garden, Natural light, High ceilings,  
Walk-in wardrobe, Renovated,  
Open kitchen, Exterior, Double glazing

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