

€1,375,000 House / Villa - For sale

## Excellent 3 Bedroom house / villa with 42m<sup>2</sup> terrace for sale in Maó

Spain » Balearic Islands » Menorca » Maó » 07712

<b>3</b>	<b>2</b>	<b>245m<sup>2</sup></b>	<b>890m<sup>2</sup></b>	<b>42m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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

## Beautiful villa with sea views, garden, pool and tourist license for sale a few meters from the beautiful Cala de Binidali, Maó

Lucas Fox presents this stunning, lovingly maintained family-friendly holiday home with sea views, located in the prestigious Binidali development in the municipality of Maó.

The 245 m<sup>2</sup> property, all on ground floor, features a modern and carefully designed interior, using top-quality materials while maintaining the Menorcan style. It sits on a spacious plot totaling 890 m<sup>2</sup>.

The property offers three double bedrooms, one of which has a private bathroom with a large Jacuzzi tub. All bedrooms enjoy views of the pool and access to a terrace. There is also a full bathroom. The kitchen is fully equipped with high-end appliances and custom-made furniture imported from Barcelona. There is a spacious and bright living-dining room with large windows and access to the garden through a porch.

The outdoor spaces are impressive, with a well-kept garden featuring a barbecue, a private pool with an exterior shower, and a smart irrigation system.

This villa faces south, providing natural light for many hours of the day. Energy-efficient appliances ensure optimal energy efficiency. Radiator heating is provided throughout the house, a designer wood-burning fireplace in the living room, and ceiling fans in all bedrooms.

This property offers a perfect blend of traditional Menorcan architecture and modern amenities, ideal for year-round living, for an unforgettable vacation, or as an investment for holiday rentals. With a tourist license for up to six people, it is a good investment option due to its high demand.

Don't miss this opportunity in one of the most privileged areas of the island. Contact us for more information and/or to arrange a visit.



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Waterfront, Sea views, Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Natural light, Parking, Views, Tourist License, Storage room, Panoramic view, Open kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Air conditioning

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