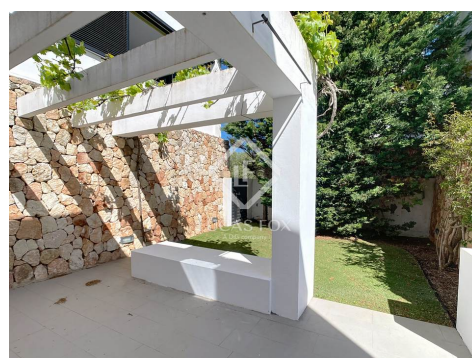
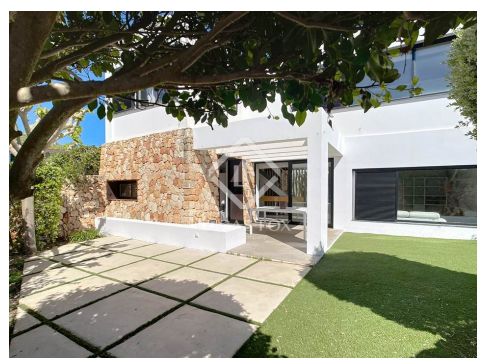


€955,000 House / Villa - For sale - New listing

## Excellent 5 Bedroom house / villa for sale in Ciutadella, Balearic Islands

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

|          |           |                         |                         |
|----------|-----------|-------------------------|-------------------------|
| <b>5</b> | <b>3</b>  | <b>243m<sup>2</sup></b> | <b>405m<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

## Modern Mediterranean-style villa with pool, garden , and private garage in Son Blanc, Ciutadella de Menorca

Lucas Fox presents this magnificent 243m<sup>2</sup> villa on a 405m<sup>2</sup> plot in the prestigious Son Blanc development , in the municipality of Ciutadella de Menorca.

The villa is spread over three floors. The entrance welcomes us with a small entrance hall and a guest toilet. On one side is the dining room with access to an open porch with a beautiful vine and garden with a pool. On the other side is the kitchen with access to an open porch , ideal for enjoying al fresco evenings with family and/or friends. From the entrance, a corridor leads to the bright living room with access to the porch. All rooms have large windows with access to the exterior . The one- car garage is also located on this floor .

A modern wooden staircase leads to the first floor , also very bright with large windows. An open-plan area, ideal for an study or living room with a wood-burning fireplace , also serves as a hall. A corridor leads to a double bedroom with built-in wardrobes and the master bedroom with a dressing room and private bathroom. On the other side, a small corridor leads to another double bedroom with built-in wardrobes and a bathroom.

The floor houses two additional bedrooms and a storage room/ utility room used as the machinery area.

Among its notable features, the villa includes central vacuuming, two water heaters (one per floor), central heat pump heating, and a ducted air conditioning system with a smart system that allows you to control the temperature from your mobile phone. The roof has also been recently waterproofed with state-of-the-art materials.

Exterior, we find a garden area with artificial grass, a swimming pool, and a barbecue area.

Without a doubt, an ideal property to live in year-round, or spend time with family and/or friends.

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men58877](https://lucasfox.com/go/men58877)

Terrace, Swimming Pool, Garden,  
Private garage, Natural light, Utility room,  
Storage room, Heating, Fireplace, Exterior,  
Equipped Kitchen, Double glazing,  
Built-in wardrobes, Air conditioning

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