

€495,000 House / Villa - For sale - New listing

Excellent 3 Bedroom house / villa with 80m² garden for sale in Mercadal

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

3	2	110m²	190m²	80m²
Bedrooms	Bathrooms	Floorplan	Plot size	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

Three-bedroom villa with private garden , terrace, communal pool, and tourist license in Es Mercadal, Menorca

Lucas Fox presents this beautiful 110m² two-story villa with an 85m² private garden and terrace, located in the Punta Grossa development , just a few minutes' walk from the beautiful Arenal d'en Castell beach. Due to its location, the property offers greater privacy and is further away from the complex's other villas, making it one of the quietest.

As soon as you enter La Finca, the garden takes in the view. The floor is made of white pebbles with a path of top-quality artificial grass.

The porch faces southwest, so it receives direct sunlight throughout the day and, above all, is protected from the north wind, the famous Tramontana. This exterior area of the house can be enjoyed year-round: you can host meals, barbecues, or simply enjoy a quiet read in the sunlight. There are hardly any neighbors passing by the property.

Upon crossing the porch, we enter the interior, into the very spacious living-dining room with a dining area. It's very bright, thanks also to its southerly aspect and the large windows that look directly exterior. On the ground floor, we find a spacious, fully equipped kitchen, followed by a laundry room and another storage room with air conditioning. There's also a bathroom and a wardrobe .

If we climb the marble stairs to the first floor , we find a twin-bedded room with natural light. Following the corridor, we access the main bedroom with large sliding doors access to the southwest-facing terrace. We also find another bedroom with windows offering views. These bedrooms share a spacious, top-quality bathroom with a bathtub.

The house has air conditioning and heating in all rooms and a tourist license.

Just a few meters from the property we find the communal pool and well-kept green areas .

It's a dream villa to live in year-round, or spend time with family and/or friends.

Contact us for more information or to arrange a visit.



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Sea views, Terrace, Swimming Pool, Garden, Natural light, Parking, Communal terrace, Wheelchair access, Views, Utility room, Tourist License, Storage room, Playground, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Air conditioning

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