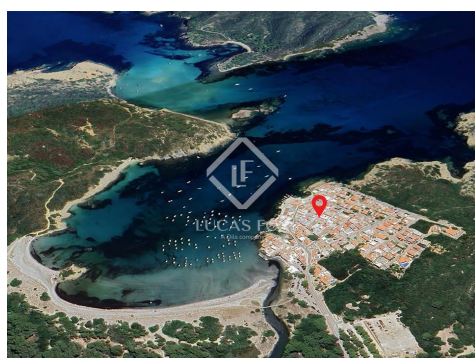


€850,000 House / Villa - For sale - New listing

Excellent 4 Bedroom house / villa for sale in Maó, Balearic Islands

Spain » Balearic Islands » Menorca » Maó » 07701

4	2	190m²	235m²
Bedrooms	Bathrooms	Floorplan	Plot size



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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4 Bedrooms **2** Bathrooms **190m²** Floorplan **235m²** Plot size

OVERVIEW

Perfectly townhouse with a terrace overlooking the sea, just a few minutes' walk from the white sandy beach of Es Grau, Mahon.

Lucas Fox presents this 190m² semi-detached villa in the centre of the magical and unique development of Es Grau, a fishing village on the north coast of Menorca.

This attractive family-friendly home consists of two floors and a sun terrace with beautiful sea views. The ground floor, originally a garage, was lovingly transformed and renovated into a very open-plan, spacious, and welcoming space, similar to a loft. It features a fully equipped kitchen and a full bathroom with a shower, all in a Menorcan style with family details. It also has access to a second terrace from the kitchen, which leads to another parallel street. This type of access and garage conversion is very typical of the town of Es Grau, as it allows for meals and activities among neighbors throughout the year.

Upon ascending the stairs to the first floor, we reach a balcony with a utility room and access the interior, where we find three bedrooms: two doubles and one single. There is also a bathroom with a bathtub. From there, we access a spacious and bright dining room living room with a fireplace and a well-maintained American-style kitchen. From the living room, we access a glass-enclosed terrace with beautiful views of the sea and Es Grau beach.

The upper terrace is, without a doubt, the jewel of the house. It offers spectacular 360-degree views of the beach and the S'Albufera de Es Grau Natural Park.

The location is incredible. In the centre of the famous village, you can enjoy a very quiet and protected environment, yet still be close to restaurants, bars, supermarkets, and the beach. Plus, it's just a two-minute walk from everything, including parking.

Don't miss the opportunity to visit it.

It is located just a few meters from the white sand beach of Es Grau, just a few minutes' walk away.

Without a doubt, an ideal home to live in or spend time with family and/or friends.

Contact us for more information, or to arrange a viewing.



lucasfox.com/go/men59102

Sea views, Terrace, Garden, Private garage, Natural light, Parking, Communal terrace, Storage room, Renovated, Panoramic view, Open kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Balcony, Air conditioning

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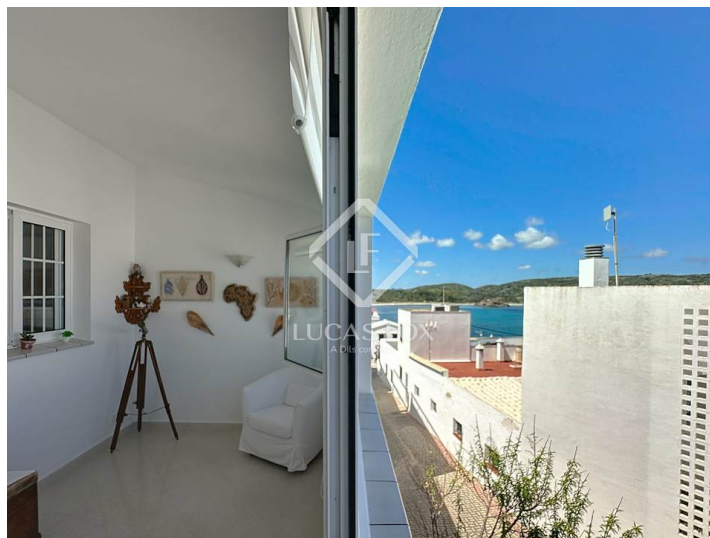
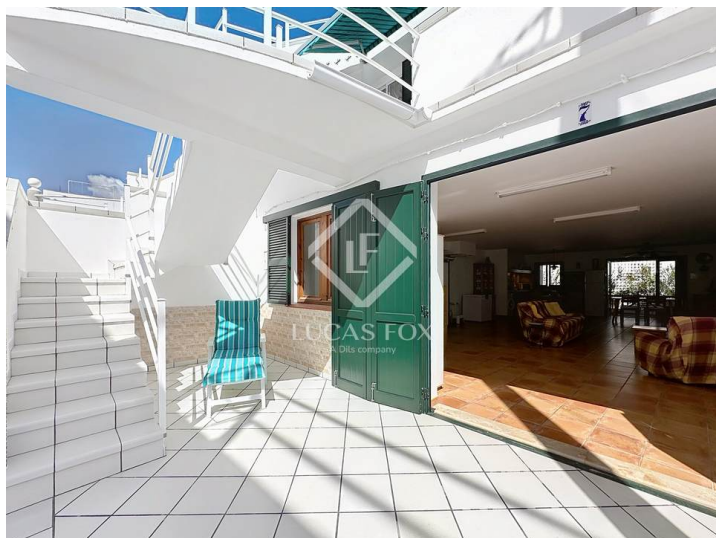
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