

€1,275,000 House / Villa - For sale - New listing

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

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

<b>4</b>	<b>3</b>	<b>248m<sup>2</sup></b>	<b>700m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

+34 971 484 121 • [menorca@lucasfox.es](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Villa with sea and sunset views, beautiful garden, pool and garage in Cala Blanca, Ciutadella de Menorca

Lucas Fox presents this magnificent 210m<sup>2</sup> villa on a 618m<sup>2</sup> plot with spectacular views of the sea and the sunset in Cala Blanca, in the municipality of Ciutadella de Menorca.

The property is spread over two comfortable floors. A staircase leads to the covered porch with spectacular views of the sea and Ciutadella. From here, on one side, we access a stunning terrace overlooking the back of the house, and on the other, we enter the entrance hall with access to the same terrace. In the entrance hall/ hall, we find a bathroom, a fully equipped kitchen, and a living-dining room with a wood-burning fireplace and access to the covered porch with identical views.

From the entrance hall, a comfortable staircase leads to the ground floor, which houses the night area. A hall leads to a double bedroom with access to the garden, another double bedroom with a private bathroom, and two double bedrooms that share a bathroom, ensuring a restful night's sleep for all guests. All bedrooms are equipped with hot/cold air conditioning units. On this floor, adjacent to the entrance staircase, is the garage.

Exterior, we find a beautiful Mediterranean-style garden, a large 38m<sup>2</sup> pool equipped with comfortable sun loungers, a cozy lounge area, and a stone barbecue in a covered porch area at the back of the house for enjoying unforgettable moments outdoors.

Without a doubt, this is an ideal property for year-round living, spending time with family and/or friends, or renting it seasonally, as it has a tourist license.

Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,  
Natural light, Storage room, Exterior,  
Equipped Kitchen, Double glazing, Balcony,  
Air conditioning

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