

€1,150,000 House / Villa - For sale - New listing

## Excellent 3 Bedroom house / villa for sale in Ciutadella, Balearic Islands

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

<b>3</b>	<b>2</b>	<b>163m<sup>2</sup></b>	<b>432m<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

## Wonderful charming villa in a protected and naturally beautiful setting with a pool and garage in Santandria, Ciutadella de Menorca

Lucas Fox presents this exclusive 163m<sup>2</sup> villa on a magnificent 432m<sup>2</sup> multi-level plot , in the protected Des Pinaret and Santandria area, in the municipality of Ciutadella de Menorca.

The property is spread over two comfortable floors. The entrance, through a beautiful wrought-iron gate, welcomes us into a small entrance hall/ hall that leads to a single bedroom with access to the terrace/ garden, a bathroom with a shower, a spacious and bright living-dining room with a fireplace, high wood-paned ceilings, and large windows that flood the entire room with natural light. The room also has access to a cozy covered porch with unobstructed views of the countryside and stairs leading down to the garden. Adjacent to the dining room is a modern, fully equipped kitchen that provides access to the garage.

From the living room and through a comfortable staircase we go down to the lower floor that leads us to the night area, where we find two elegant bedrooms with built-in wardrobes, both with access to a terrace/ garden, a bathroom with a corner bathtub and access to the utility room area.

The house has hot/cold A/C splits in all rooms, solar panels, and an alarm.

The peaceful exterior , arranged on two levels, provides the typical serenity of the Mediterranean climate. The well-kept garden features native plants and artificial grass, where there is a barbecue area for outdoor gatherings and dinners with family and/or friends, a swimming pool, two storage rooms, and a vegetable garden for lovers of healthy eating.

Without a doubt, a perfect property for year-round living, or for relaxing in the summer months, enjoying a privileged setting with family and/or friends.

Contact us for more information or to arrange a visit.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, High ceilings, Utility room, Transport nearby, Storage room, Solar panels, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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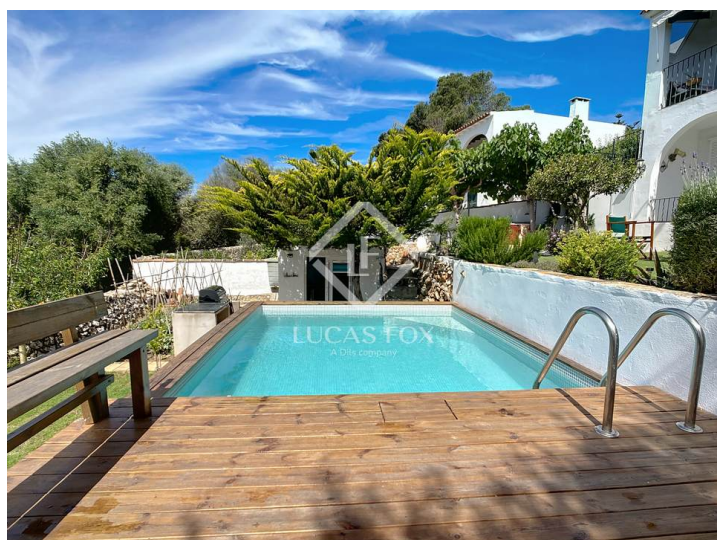
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