

€650,000 House / Villa - For sale - New listing

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

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>2</b>	<b>200m<sup>2</sup></b>	<b>1,360m<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

## Typical Menorcan villa with two terraces and large gardens in Ciutadella de Menorca

Lucas Fox presents this wonderful 200m<sup>2</sup> Menorcan house on a 1,360m<sup>2</sup> plot , with a beautiful garden near one of the most beautiful coves in Ciutadella de Menorca.

It is a great investment opportunity as it is an area with a planned action plan that will lead to a significant increase in the value of La Finca.

The property is spread over two floors. The ground floor welcomes us with a spacious entrance hall, and from here we access the house's four bedrooms, all with closet space and plenty of natural light. They share a full bathroom . We also have access to a utility room area and a large storage room.

A staircase leads to the second floor , where we find an open kitchen with access to a large west-facing terrace for beautiful sunsets. From the living-dining room with a pellet stove, we access the second terrace with a large dining room table. It features large arches typical of Menorcan architecture, ideal for enjoying al fresco dining.

Exterior , there's a small storage room under the stairs and a toilet. There are large gardens and a patio used as a clothesline.

The house was renovated while preserving the typical elements of Menorcan houses, such as its façade, the terrace arches, the ceilings with exposed beams, and the sandstone walls.

Without a doubt, an ideal property for year-round living or spending time with family and/or friends.

Contact us for more information or to arrange a visit.



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Mountain views, Terrace, Garden,  
Private garage, Natural light, Parking,  
Views, Utility room, Transport nearby,  
Storage room, Playground, Panoramic view,  
Outdoor kitchen, Open kitchen, Fireplace,  
Exterior, Equipped Kitchen, City views,  
Chill out area, Balcony

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