

€695,000 House / Villa - For sale - New listing

## Excellent 3 Bedroom house / villa with 20m<sup>2</sup> terrace for sale in Ciutadella

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07749

3	2	110m <sup>2</sup>	500m <sup>2</sup>	20m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



**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

€695,000 House / Villa - For sale - New listing

## Excellent 3 Bedroom house / villa with 20m<sup>2</sup> terrace for sale in Ciutadella

**Beautiful villa with barbecue, garden, pool, and tourist license in Cap d'Artrutx, Ciutadella de Menorca. Exclusive to Lucas Fox.**

Lucas Fox exclusively presents this beautiful 110m<sup>2</sup> villa on a 500m<sup>2</sup> plot with a tourist license in the Cap d'Artrutx development, in the municipality of Ciutadella de Menorca.

This traditional Menorcan-style property is distributed on the ground floor. A splendid 20m<sup>2</sup> covered porch welcomes us, ideal for al fresco dining. It leads into the open-plan living-dining room with large windows flooding the entire room with natural light. It also provides access to a fully equipped kitchen with access to the covered porch. The main bedroom has an private bathroom, while the other two double bedrooms share a separate bathroom. The terracotta tiles and vaulted beamed ceilings are a striking feature of this property, a beautiful example of Menorcan architecture.

The pool terrace is undoubtedly where most of the time is spent, relaxing by the refreshing pool, decorated with meandering tiles and surrounded by reclining loungers. There's a brick barbecue and a small food preparation area for tapas lunches and dinners under the stars.

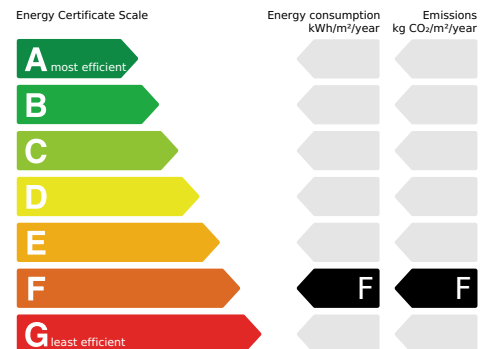
Without a doubt, this is an ideal property for year-round living or spending time with family and/or friends. It's also possible to rent it out thanks to its tourist license.

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men63332](https://lucasfox.com/go/men63332)

Terrace, Swimming Pool, Garden,  
Natural light, Utility room,  
Tourist License, Heating, Exterior,  
Equipped Kitchen, Double glazing,  
Built-in wardrobes, Barbecue,  
Air conditioning



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

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



€695,000 House / Villa - For sale - New listing

## Excellent 3 Bedroom house / villa with 20m<sup>2</sup> terrace for sale in Ciutadella



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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