

€595,000 House / Villa - For sale - New listing

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

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

3	2	85m <sup>2</sup>	230m <sup>2</sup>
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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**Detached villa with side sea views, garage, tourist license, communal pool and gardens in Cap d'Artrutx, Ciutadella de Menorca**

Lucas Fox presents this magnificent 85m<sup>2</sup> detached villa on a 230m<sup>2</sup> plot with a tourist license. It belongs to a complex of 14 villas that share a large communal area with a swimming pool in Cap d'Artrutx, Ciutadella de Menorca.

The property is distributed on the ground floor. Upon entering, we are welcomed by a cozy covered porch with beautiful side views of the sea and the sunset, ideal for al fresco evenings. From the porch, we enter the living-dining room, which on one side leads to a fully equipped separate kitchen with access to the rear of the house, where we have a utility room and access to the communal area with pool. From the other side of the living-dining room, hall enter a small corridor where we find the main bedroom with built-in wardrobes and an private bathroom, and two double bedrooms, also with built-in wardrobes, that share a full bathroom. Annex to the house is a garage for one car. It has a small private garden that surrounds the entire house.

Exterior, we have a well-kept communal area with a garden and a large pool, ideal for cooling off on hot summer days.

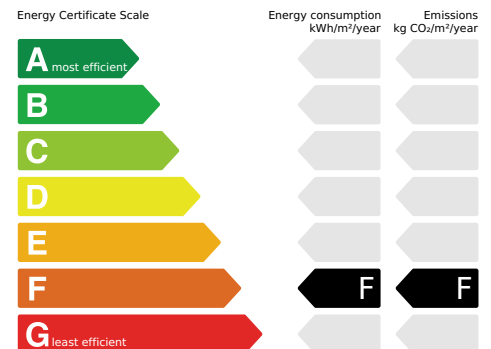
Without a doubt, this is an ideal property for year-round living or spending time with family and/or friends. It's also possible to rent it for vacations, as it has a tourist license.

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men64037](https://lucasfox.com/go/men64037)

Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, High ceilings, Utility room, Tourist License, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes



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