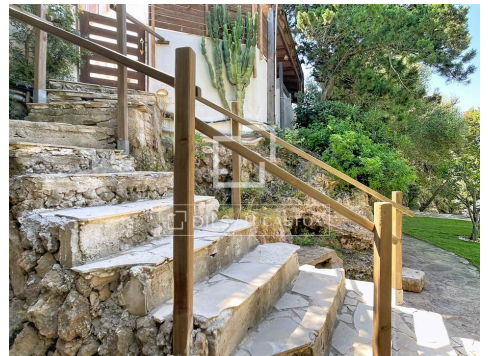


€895,000 House / Villa - For sale - New listing

Excellent 5 Bedroom house / villa with 700m² garden for sale in Ciutadella

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

5	4	258m ²	988m ²	700m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Contact us today for more information or to arrange a viewing

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Spectacular semi-detached house with garage, private garden and tourist license in Cala'n Bruc, Ciutadella de Menorca. Exclusive listing by Dils/Lucas Fox

Dils/Lucas Fox exclusively presents this superb semi-detached house with distant sea views from the terrace, and tourist license in the Cala'n Bruc development , in the municipality of Ciutadella de Menorca.

This house was originally built as part of a single property with a very unique architectural design that was divided into three dwellings.

The house, ready to move into, is distributed over three independent levels and has exclusive access from the ground floor through a private entrance.

The ground floor has two separate entrances: one connecting to the main property and another access to a bright, 40 m² studio-style space divided into two distinct areas: a kitchen- living-dining room and a bedroom, as well as a spacious bathroom with a shower. Thanks to its independent exterior access , this floor offers great flexibility, whether for hosting guests or for use as tourist accommodation.

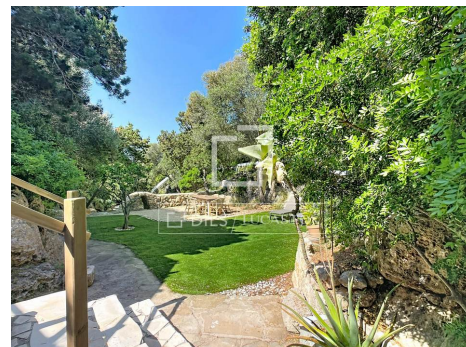
On the first floor of 43 m² we find another open-plan and very bright studio, with a bedroom, living room, a full bathroom with shower and plenty of natural light.

The main property is located on the second floor , a completely exterior penthouse with spectacular panoramic sea views. Highlights include its solid wood parquet floors, beautiful marés stone ceiling, and exposed wooden beams, elements that lend character and warmth to the property.

On this floor , you'll find the main bedroom with direct access to the terrace, an en-private bathroom, built-in wardrobes , and a storage room. There is also another double bedroom , a utility room , and a full bathroom with storage space.

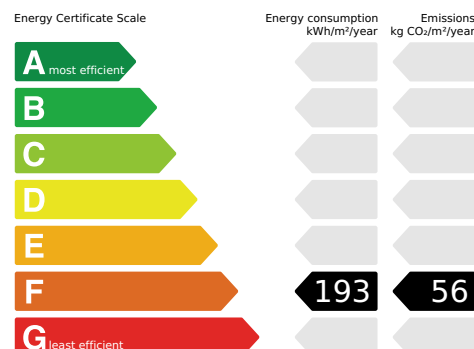
The spacious kitchen flows seamlessly into the living-dining room, which opens onto a magnificent terrace with a barbecue area and stunning, unobstructed sea views. Thanks to its orientation and large windows, the property enjoys abundant natural light in every room.

Exterior , there is a beautiful 730 m² private garden , accessible from the communal area , providing an exterior space to relax and spend evenings with family and/or friends. The property includes a 31.5 m² covered parking space.



lucasfox.com/go/men69992

Sea views, Terrace, Garden, Private garage, Natural light, Utility room, Tourist License, Storage room, Renovated, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Alarm, Air conditioning



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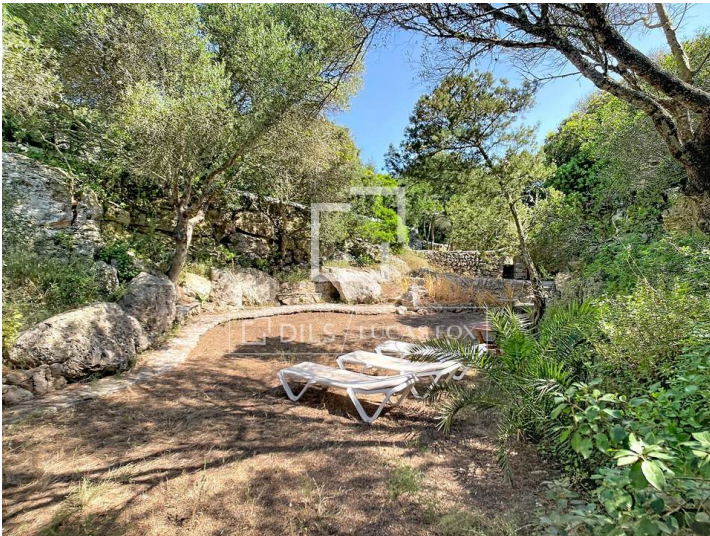
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This property is undoubtedly ideal for families seeking a peaceful seaside retreat, whether as a permanent residence or a holiday property .
Furthermore, it presents an excellent investment opportunity as it already has a tourist license.

Contact us for more information, or to arrange a visit.



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