

€935,000 House / Villa - For sale - New listing

4 Bedroom house / villa for sale in Mercadal, Balearic Islands

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

4	2	157m ²	822m ²
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



Contact us today for more information or to arrange a viewing

+34 971 484 121 · menorca@lucasfox.es · lucasfox.com · C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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Mediterranean-style villa with pool, tourist license and possibility of expansion in Punta Grossa, Es Mercadal

Dils/Lucas Fox presents this fantastic villa of 157 m² built on a plot of 822 m², located just 100 meters from the sea and with a current tourist license, in the exclusive development of Punta Grossa, within the municipality of Es Mercadal.

Facing south, the property offers excellent natural light and exceptional comfort year-round. It is distributed over two floors, carefully designed to make the most of the available space.

We access the main floor via a comfortable staircase. A welcoming entrance hall leads to a spacious living-dining room with a wood-burning fireplace and large windows that flood the room with natural light. The open-plan, fully equipped kitchen, like the living-dining room, has direct access to a charming covered porch, perfect for enjoying meals and evenings outdoors with family and friends. On this same floor, we find a double bedroom. A short flight of stairs leads to the bedroom area, where there are two more double bedrooms that share a full bathroom.

The property has been recently renovated with high-quality materials and incorporates double-glazed exterior carpentry, updated installations, ceiling fans in all rooms and complete equipment that allows you to move in immediately or continue with its tourist operation.

On the ground floor, where the garage used to be, a cozy independent guest apartment has been set up, consisting of an open kitchen, living room with fireplace, double bedroom and full bathroom.

Exterior, there is a pleasant 17 m² saltwater pool, a built-in barbecue area with a traditional wood-fired oven for pizzas and bread, large garden areas with fruit trees and native species, as well as a space designated for a vegetable garden.

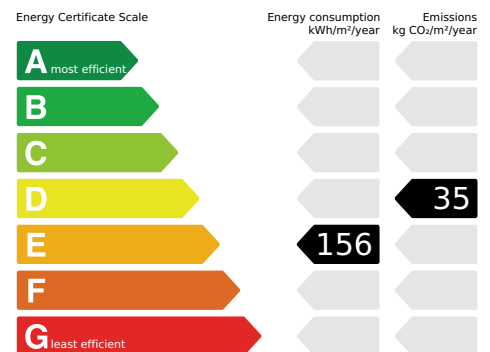
Undoubtedly, a unique property to enjoy throughout the year, share unforgettable seasons with family and friends, or generate income through holiday rentals thanks to its tourist license.

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



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Terrace, Swimming Pool,
Private garage, Natural light, Views,
Utility room, Tourist License,
Renovated, Open kitchen, Fireplace,
Equipped Kitchen, Barbecue



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