

## San Climente

Reference 100446



PORTA MONDIAL®

Your home. Our passion.

Agricultural property with 22 hectares of fertile land with 3 buildings which require restoration in San Clement

living space:	-	swimming pool:	-
plot area:	225.043 m <sup>2</sup>	energy certificate:	in process
bedrooms:	2		
bathrooms:	1		
sea view:	-	<b>price:</b>	<b>€ 800,000.-</b>



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### Details:

This agricultural property with 22 hectares of fertile land requires restoration and is situated near to San Climente. Here your dream of owning farmland in Menorca can come true, together with the possibility to redesign its buildings to suit your own taste, and all for an exceptional price.

The property is situated 5 minutes by car from San Climents and is presently accessible via a long, unpaved road which is shared with a neighbouring property. Thereafter a rocky path leads between the different plots of land separated by typical Menorcan dry-stone walls to the first finca buildings, a house, a shed and a henhouse.

With its stone walls the house is made up of a large room with a kitchen area and 2 further rooms with a bathroom, all of which require renovation. As was the tradition the house was constructed with small openings making it ideal for protection against the summer heat. The building is orientated to the south.

A second part of the plot is made up of land which is greener and more fertile where there are 3 further buildings.

All 22 hectares are for sale but it would also be possible, after receipt of permission from the municipality and with the services of a notary, to divide 2 of the plots. Please contact us for further information.

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### Location & surrounding area:

Mahon is the capital of the Spanish Balearic island of Menorca.

The municipality of Mahon has approx. 28.500 residents and was founded by the Carthaginians, and there is a legend that the town was named by a brother of Hannibal.

Its architecture was strongly influenced by many years of English occupation, and the town gate Portal de Sant Roc, built around 1500, is the only remaining entrance in the medieval city walls.

In the narrow, winding alleys of Mahon interesting churches and museums can be found, next to all kinds of businesses.

From the main square Placa de Esplanada the pedestrian zone leads to the fish and vegetable market under the old cloisters of a former monastery. From here there are wonderful views over the harbour of Mahon.

The fjord-like bay (Ria) has a length of 5.5 kms and a width of up to 1.2 kms and is the largest natural harbour on the Mediterranean. Throughout history it has served seagoing nations as a safe base for their fleets.

The harbour of Mahon is the fourth largest natural harbour in the world, and today has become a popular destination for yachts and cruise ships from all over the world.



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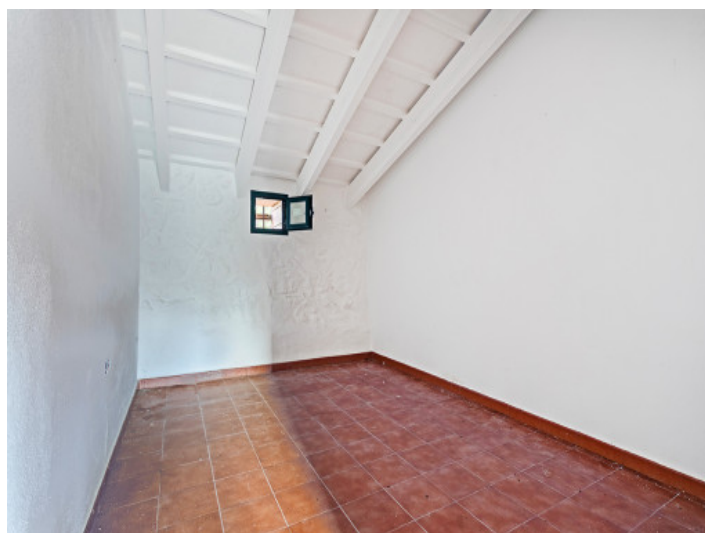
Large plot of 22 ha



Entrance to the house



Large room with kitchen



Further room



View of the stone facade



Further building

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Further building



Further building



Further building



View of the plot



View of the plot



View of the plot

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Building



Building



Building



Plot



Plot



View

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Room



Room

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