

San Luis
Reference 100625



PORTA MONDIAL®

Your home. Our passion.

Villa 300 m from the beach swimming pool terraces closed garage
fenced plot Binisafua Playa Menorca

living space: 144 m²
plot area: 567 m²
bedrooms: 3
bathrooms: 2
sea view: ✓

swimming pool: ✓
energy certificate: e

price: € 600,000.-



San Luis Reference 100625



Details:

Situated 300 m from Binisafua Playa beach, the Cap d'en Font platform and all the little spots hidden in the rocks to access the crystal-clear turquoise waters of this southeastern Menorca location.

The urbanization of Binisafua Playa is very pleasant thanks to its proximity to Sant Lluís and Binibeca, and also to the fact that many people live here all year round.

This pretty house, built in 2004, is healthy and very bright. With its good east-west exposure, it is protected from the strong summer sun and stays cool even with all the windows and bay windows open. It is also equipped with air conditioning and gas central heating, so you can live in it all year round.

The 567 sqm fenced plot requires little maintenance.

Outdoor parking, terrace and pool area are on the opposite side of the street, which is not very busy. The pool area is very pleasant thanks to a porch with lounge and also a pergola with a very large table and barbecue area.

On the first floor, after a small entrance hall, there are 2 bedrooms and a bathroom, plus another room used as an office or spare bedroom.

Next we find the fully-equipped living-dining room with American kitchen, opening onto the terrace with porch and swimming pool.

This first floor has several openings for easy access to the outside of the house.

On the second floor is the master bedroom with its en suite bathroom and a very large terrace from which you can enjoy a view of the urbanization and part of the sea.

This well-designed villa is sold with all furnishings except for some personal items, and requires no major work for immediate occupancy.

San Luis

Reference 100625



Location & surrounding area:

Sant Lluís is a lovely village situated to the south of Mahon which was founded by the French who also built the neoclassic-style church. Two old windmills are located there and there is also a prehistoric settlement from the 10th. To the 2nd. Century BC, the Poblat de Binissafullet. A number of small municipalities belong to San Lluís, one of the best known of which is Punta Prima with its lighthouse and beach on the rocky island of Illa de l'Aire.

San Luis
Reference 100625



Finca with pool in Binisafuller



Pool



Terrace



Living area



Kitchen



Kitchen

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.

San Luis
Reference 100625



PORTA MONDIAL®

Your home. Our passion.



Floor



Floor



Bedroom



Bedroom



Bedroom



Bedroom

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.

San Luis
Reference 100625



Sitting area



Bathroom



Pool



Exterior kitchen



Exterior kitchen



Balcony

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.

San Luis

Reference 100625



View



Terrace



Terrace



View



Energy certificate

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.