

Es Grau  
Reference 100626



PORTA MONDIAL®

Your home. Our passion.

Beautiful rural estate of 42 ha with various buildings and unobstructed views 7 kms from Mahón Minorca

living space:	1.103 m <sup>2</sup>	swimming pool:	-
plot area:	460.000 m <sup>2</sup>	energy certificate:	e
bedrooms:			
bathrooms:			
sea view:	-	price:	€ 1,900,000.-



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### Details:

Close to the capital Mahón, on the road to the beaches of northern Menorca, and with incredible views over the surrounding countryside, lies this vast 46-hectare property, currently partially in use.

The buildings can be renovated and refurbished to suit your project, and a large number of detailed site plans of the land and buildings are available.

With over 1,300 sqm of buildings spread over the entire estate, it comprises the main house of 170 sqm and a separate, more recent 70 sqm annexe, as well as several stables, farm buildings and outbuildings used for cheese production. All these buildings are in close proximity to one another.

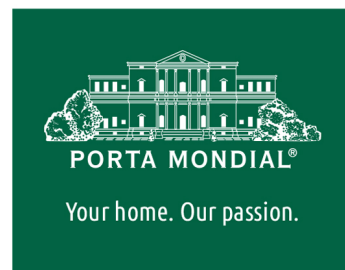
The property's original main house currently comprises 3 rooms on the first floor, plus a bathroom, dining room, kitchen and scullery (formerly used for cheese-making), and 3 upstairs rooms, one of which is larger and overlooks the entire estate. All shutters are aluminum.

The property has mains water and electricity, as well as several underground water tanks.

The more recent part of the property is accessed via a large porch with barbecue and sliding bay window that opens onto a large living-dining room with high ceilings. This is followed by a kitchen, utility room and bathroom. Both buildings have front and rear access.

A vast estate of virgin and agricultural land, a very large built-up area, this property has great renovation potential for any type of project, be it agricultural or accommodation, and is a really great opportunity to make a secure and profitable investment, 5mn from the capital and shops and 10mn from the airport.

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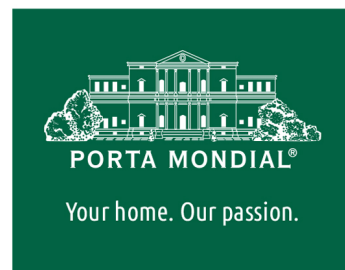
**Location & surrounding area:**

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Beautiful rural estate of 42 ha with various buildings and unobstructed



Finca



Finca



Roof terrace



Finca



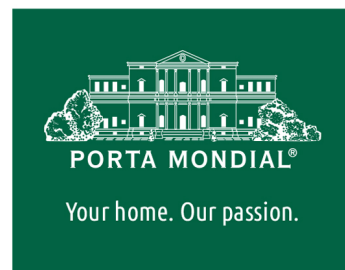
Living area

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Living area



Kitchen



Bedroom



Bathroom



Bathroom



Room

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Room



Roof terrace



Finca



Energy certificate



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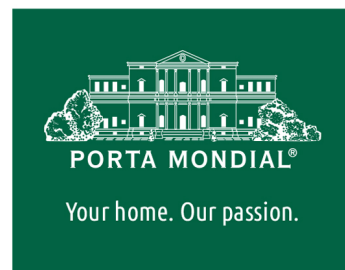


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