San Luis
Reference 100628

PORTA MONDIAL®
Your home. Our passion.

Authentic finca with pool in Sant Lluís

living space:	231 m²	swimming pool:	✓
plot area:	3.366 m²	energy certificate:	in process
bedrooms:	3		
bathrooms:	2		
sea view:	-	**price:**	**€ 1,100,000.-**

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Details:

This pleasant property is located in Alcaufar, in the municipality of Sant Lluis, in the south-east of Menorca, an emblematic locality of the island that has preserved its authenticity by being protected from recent construction. A cove of transparent turquoise waters from which it's easy to set off on the famous Cami de Cavalls for a swim through the rocks, just 10 minutes from Sant Lluis.

The house has a total built surface area of 331m^2, including 191m^2 of living space, a 60 m^2 pool-terrace with pool-house, a 20m^2 garage and a total plot surface area of over 3,300 m^2 comprising 3 cadastral references.

The garden surrounding the house, perfectly maintained with automatic watering, is a real marvel with its many varieties of planting, giving in places a tropical atmosphere that provides shade and coolness, particularly pleasant in hot weather.

The house has its own energy source thanks to photovoltaic panels, and its own water supply from a private well. It has gas-fired central heating with radiators (large-capacity qaz tank) and air conditioning in all rooms. It is also equipped with a desalination system and an Osmosis system.

The pool is well sheltered from view, with a large terrace lined with dry stone walls and various Mediterranean plants, overlooking the surrounding forest.

The house comprises 2 porches, one on the pool side, 2 living rooms and a dining room all in a large open space, a separate fitted kitchen, a summer dining room, 3 bedrooms and 2 bathrooms, one en suite, numerous storage cupboards, a laundry room and a large garage.

This house is a great opportunity, a haven of peace and well-being just a few minutes' walk from Alcaufar beach, and well worth a visit. We look forward to hearing from you!

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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Location & surrounding area:

Sant Lluis 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 Lluis, one of the best known of which is Punta Prima with its lighthouse and beach on the rocky island of Illa de l'Aire.

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Terrace

Pool

Wintergarden

Living and dining area

Living and dining area

Living and dining area

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Kitchen

Floor

Bedroom

Bedroom

Bedroom

Bedroom

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Bathroom

Bathroom

Guest bedroom

Terrace

Pool

Exterior area

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Garden

Drive way

Drive way

Drive way

Drive way

Garden

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