

## Cala en Porter

Reference 100361



PORTA MONDIAL®

Your home. Our passion.

## Unbelievably lovely house with restaurant, valid licence and large pool in Cales Coves

living space:	295 m <sup>2</sup>	energy certificate:	in process
plot area:	2.349 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	2		
sea view:	-	price:	€ 1,910,000.-



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### Details:

This unbelievably lovely house, which was originally a cowshed, has a restaurant with a valid licence and is situated in the quiet urbanisation of Cales Coves. It is only 15 minutes by foot via a small, traffic-free path, from the beautiful bathing coves of Cala de Cales, 5 minutes by car from the beach of Cala en Porter, and 10 minutes from the airport.

It has only one level and could be converted into a spacious house for a large family. There is also the possibility to add a 300 sqm outbuilding and turn it into a bed & breakfast business.

Surrounded by dry-stone walls and Menorca's wild landscape the extensive pool area in its tranquil location is a real gem.

On the outside area there is a very large car park for up to 20 cars, an enclosed garage, 2 covered terraces and a 19 metre-long pool with large terrace. The outside area could also be converted into a very beautiful garden.

Inside the building with an area of around 100 sqm there is a spacious bar and a vary large living/dining area with fireplace, ideal for long winter nights.

The fully-equipped kitchen with central cooking island creates the transition to the sleeping area with 4 bedrooms and 2 bathrooms. There are also 2 separate WC's and a cold-storage room.

Water is supplied from a well in the urbanisation. The house can be easily heated by means of a pellet-oven due to its traditional, thick walls and it would be possible to extend the living space by 300 sqm.

This property offers a unique opportunity to open a business in a very quiet area, or to be simply a domicile for a large family. It is exclusively offered for sale by Porta Mondial.

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### Location & surrounding area:

The town of Alaior is located 16 kms from the capital of Mahon between the north and south coasts in the centre of the island.

Its population of approx. 10,000 residents live mainly from tourism, the shoe industry, and the production of cheese and building materials.

It is known as a university town as a centre of the University of the Balears is situated there. It also has elementary and high schools, a medical facility, a town hall and a municipal police station.

Alaior is a charming, middle-age town with pedestrian zones, shops and public squares and is lively all year round.

Included the tourist locations of Alaior are Son Bou, Cala en Porter and Cales Coves.



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Sunny terrace



Light-flooded bar area



Spacious dining area



Bright kitchen



One of 4 bedrooms



One of 4 bedrooms

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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One of 2 bathrooms



Covered terrace



Garden and pool area



Parking space

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