San Luis
Reference 100571

PORTA MONDIAL®
Your home. Our passion.

Large Menorcan town-house with great potential consisting of 2 houses with garden in the centre of Sant Luis

living space:	330 m²	energy certificate:	e
plot area:	338 m²		
bedrooms:	4		
bathrooms:	2		
sea view:	-	**price:**	**on request**

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Details:

This very large town-house exudes old Menorcan charm, and is situated in the centre of Sant Luis with views over 2 streets. It consists of 2 buildings which are connected by a large garden.
Due to the large constructed area and the floor plan it offers great potential both for use as a domicile or for commercial purposes.

The main house is entered from the high street of Sant Luis and is made up, on the ground floor, of diverse rooms stretching along a corridor which leads to the living/dining area. These rooms are situated at the rear of the building on the garden side. The kitchen is perfectly equipped and the living room has a fireplace.

On the first floor there are 4 double bedrooms, a bathroom and a small inner courtyard with beautiful views over the rooftops of Sant Luis.
Housed on the 2nd level are 2 rooms, one a lovely, very large area which has been completely and beautifully renovated and is situated under the roof. It would not be necessary to renovate this area to live in the house.

From the kitchen is access to the large garden which requires cleaning up and being newly laid-out. The garden connects the 2 houses with each other. In the garden are 2 small annex buildings requiring renovation, one with fireplace, and ample space for a pool, ideal for refreshing dips during the hotter summer months.

The 2nd house looks on to a different street and requires a complete conversion. Currently it consists of a room serving as a garage, and a further room which is used as a mezzanine floor. The roof has already been renewed.

Both houses offer a very high potential for development and, due to the roof repair, are still solidly built. They are located in an urban area and provide their new owner with a number of possibilities for use. An excellent opportunity to own a large property in the centre of Sant Luis, only a few steps from the town hall, shops and numerous restaurants. Price on request.

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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Menorquin house with garden for reformation in Sant Lluis

Living area

Kitchen

Bedroom

Bathroom

Upper floor

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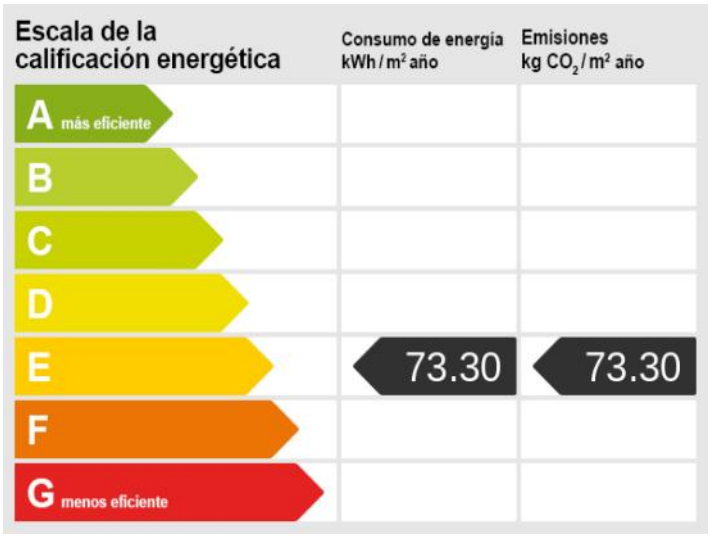
Hall

Terrace

Terrace and garden



Energy certificate

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