

Authentic Menorcan house requiring renovation in S'Uestra, near to Sant Lluís and the beaches of the south-east.

living space: 235 m<sup>2</sup> energy certificate: e

plot area: 960 m<sup>2</sup>

bedrooms: 5 bathrooms: 2

sea view: ✓ **price: € 695,000.-**











#### **Details:**

This authentic Menorcan country-house dates from 1900, and is situated in S'Ullastre near to Sant Lluis and the beaches of the south-west. It requires renovation.

It is ideally located only a few metres from the supermarket Sa Botiga, 2 min drive from Sant Lluis, and close to the beaches of Binibeca, Punta Prima, Binisafua and Binidali. It is surrounded by other typical white Menorcan houses.

The building is made up of 2 parts, due to the fact that it was formerly a restaurant with a separate living area with diverse bedrooms and a kitchen. As the photos show, the property requires renovation and refurbishment but offers the advantage of standing in an urban residential area so that it would be possible to carry out all kinds of alterations. Its gastronomy licence is also still valid.

According to the land registry records the house was built in 1900 and many traditional elements have been preserved, including thick, whitewashed walls, a wash basin with old tiles, terracotta floors, lovely wooden beams, and the roof with its ancient tiles.

It has a total of 7 rooms, including 2 kitchens, a washing-up room, a complete bathroom, and a toilet area with 2 WC's. On the upper level is an old attic which was used to dry cheese and sobrasada sausages, and a large terrace from where sea views can be enjoyed.

The large plot of over 900 sqm would be ideal to turn into a garden with pool, and the property has both water and power connections.





#### **Location & surrounding area:**

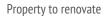
Sant Lluis is a lovely village situated to the south of Mahon which was founded by the French who also built the neoclassic-style church. Two old windmills are located there and there is also a prehistoric settlement from the 10th. To the 2nd. Century BC, the Poblat de Binissafullet. A number of small 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.











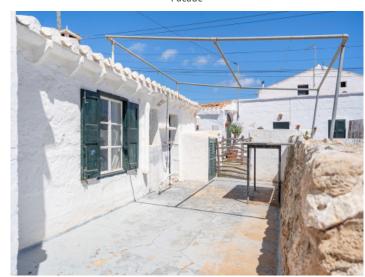
Facade





Facade

Terrace





Backyard

Large private parking space







Entrance hall



Entrance hall



One of 6 rooms on th egroundfloor



Room with direct acces to the terrace



Room with garden access



Utility room



















Utility room

Kitchen





Living area

Kitchen







Room on the first floor



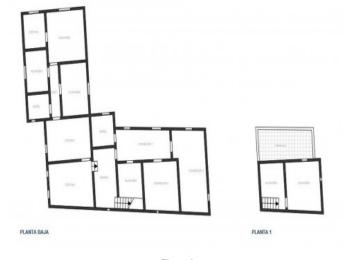
Bathroom on the first floor



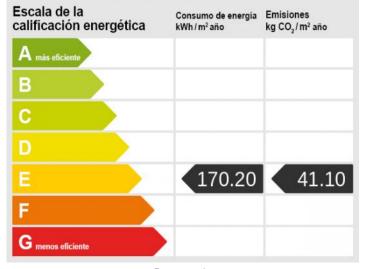
Rooftop terrace



Fachada



Floorplan



Energy scale