

San Luis
Reference 100602



PORTA MONDIAL®

Your home. Our passion.

Splendid 1907 manor house with swimming pool and lush garden
on large plot Sant Lluís south-east Menorca

living space:	320 m ²	energy certificate:	e
plot area:	1.527 m ²		
bedrooms:	5		
bathrooms:	3		
sea view:	-	price:	€ 1,490,000.-



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Details:

This wonderful idyllically-located manor house dates from 1907, and is painted a brilliant golden yellow and surrounded by a lush garden, presenting an oasis of tranquility on the outskirts of the village of Sant Lluís, less than 5 minutes walk from the town centre and its amenities.

With its listed historic facade its style reflects the prosperous years of the great landowning families after years of British sovereignty. Details of this period still exist, including the green-painted main door, the lovely hydraulic tiles and the original stucco walls with period frescoes that are still regularly maintained.

The entire property is spread over 3 plots totaling almost 2.000 sqm.

Situated on the largest plot is the house itself, which was enlarged with 2 extensions on either side of the original building.

The other 2 plots house a large swimming pool with shaded terrace, and a pool house with WC and roof terrace.

Access to the property is via 2 entrances with the original gate and a further gate from a different street surrounded by a high wall preserving privacy.

Upon entering, a majestic hall reminds of former times. It leads to 3 rooms, once used as offices, bedrooms or dining rooms, which extend into a former terrace which is now covered and enclosed.

Also on the ground floor is the master bedroom with en-suite bathroom and access to a former conservatory. and a fully-equipped fitted kitchen opening on to a large covered terrace bordered by a lush garden.

Currently the 1st floor consists of 3 rooms with fitted wardrobes and a bathroom, but its large area makes it possible to redistribute the entire floor if required. From this level there is also access to a roof terrace with views over the town and the surrounding nature.

Further features include a large garage/outbuilding, and an exterior laundry room with roof terrace.

This unique property presents a rare opportunity to become your dream domicile or holiday home, or simply as an investment project.

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 Lluís 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 Lluís, 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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PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA
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Garden



Terrace



Terrace



Balcony



Winter garden



Living area

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Dining area



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom

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Room



Room



Entrance



Hall



Staircase



Storage room

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Garden



Terrace



Pool

Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO ₂ /m² año
A más eficiente		
B		
C		
D		
E	239.00	56.00
F		
G menos eficiente		

Energy scale

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