

Fornells

Reference 100623



PORTA MONDIAL®

Your home. Our passion.

Wonderful, spacious house with holiday rental licence and sea view in first sea line in Fornells

living space: 198 m²

plot area: 122 m²

bedrooms: 4

bathrooms: 2

sea view: ✓

energy certificate: d

price: € 1,100,000.-



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Details:

Beautiful, large house with holiday rental licence in a privileged area, within walking distance of the sea and overlooking the bay of Fornells.

This house is the ideal place for a holiday close to the sea for swimming and close to the village centre with its many restaurants, bars and shops. The bay of Fornells is also very sought after for water sports such as sailing, windsurfing and kayaking.

This house is located at the end of the village near an old military defence tower and borders an undeveloped area at the rear. A small Menorcan fence made of wild olive wood allows you to walk in an untouched nature, to reach the GR223, the long-distance hiking trail "Cami de Cavalls", and to enjoy the wild north coast of the island.

Along this road, the old small fishermen's houses have been restored into houses where it is good to live and enjoy with family and friends.

The ground floor of the house is accessed via the covered, furnished terrace. From there you enter a very large living room, where the living area is located, which flows into the dining area and then into the large, beautiful and perfectly equipped American kitchen, ideal for several people. At the back we find a small room that serves as a laundry room, a WC and access to the patio, which is protected from prying eyes.

The 4 double bedrooms with fitted wardrobes and the 2 bathrooms are located on the first floor. They are accessed via a central staircase between the living area and the dining area.

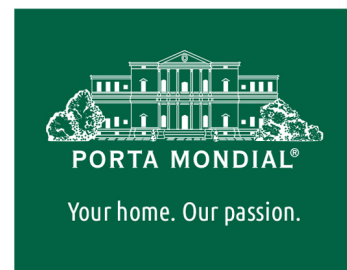
Two of the bedrooms have sea views with a large covered balcony terrace.

On the second floor there is a very large, extremely bright room with a high ceiling that can be set up as a bedroom or playroom.

This property has a very high market value as it has a tourism licence which makes your investment immediately profitable. We are at your disposal for a viewing!

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Location & surrounding area:

Fornells is a fishing village in the north of Menorca. It has a traditional harbour and a large bay more than 3 kms long.

Fornells is famous for its Caldereta de Langosta, a typical Menorcan dish which King Juan Carlos himself declared was his favourite dish. It is said that nowhere on the island is this dish prepared better than in Fornells.

The best-known attraction in Fornells is the Torre de Fornells, built by the English at the beginning of the 19th century and offering magnificent views of the coast.

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Stunning sea views from the balcony



Wonderful sea views from the living area



Spacious, open living area



Dining area and half-open kitchen



Wonderful kitchen in white



Double bedroom with balcony

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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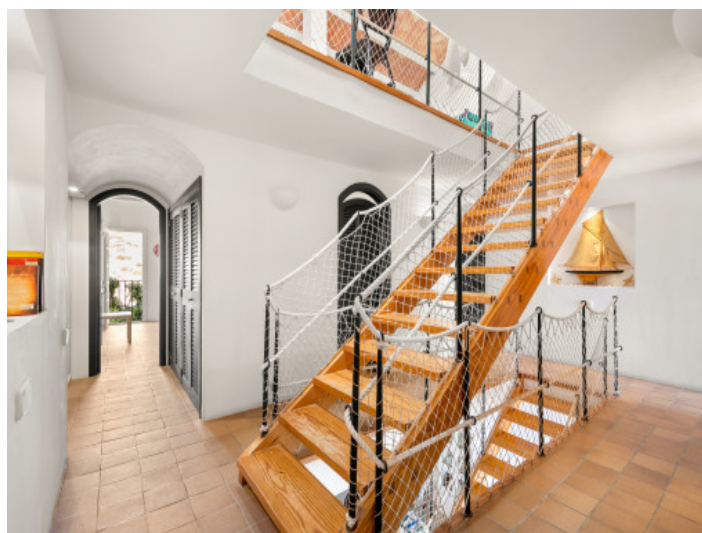
Dreamlike sea view bedroom



One of 4 bedrooms



One of 2 bathrooms



Upper floor with access to a attic room



Enchanting indoor-veranda with sea views



View from the rear side of the house

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Private terrace on the rear side



Access to the Cami de Cavalls



Rear view of the house

Escala de la calificación energética	Consumo de energía kWh/m ² año	Emisiones kg CO ₂ /m ² año
A más eficiente		
B		
C		
D	120.50	28.70
E		
F		
G menos eficiente		

Energy certificate



Living area

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