

**Binidali**

Reference 100617



PORTA MONDIAL®

Your home. Our passion.

House with pool, touristic rental licence and building plot a few minutes from Binidali beach

|               |                      |                     |               |
|---------------|----------------------|---------------------|---------------|
| living space: | 245 m <sup>2</sup>   | swimming pool:      | ✓             |
| plot area:    | 1.300 m <sup>2</sup> | energy certificate: | e             |
| bedrooms:     | 3                    |                     |               |
| bathrooms:    | 2                    |                     |               |
| sea view:     | ✓                    | price:              | € 1,920,000.- |



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### Details:

This enchanting, traditional-style Menorcan house stands on a large plot with an established tree population and a pool, and has a valid touristic rental licence for up to 6 persons.

The property consists of 2 plots, both with views of the sea and with a total area of 2.523 sqm. One of the plots measures 1,223 sqm, is directly adjacent to the house, and is ready for the construction of a further house if required.

Binidali is one of the most luxurious urbanisations in the south-east of Menorca, with plots of a minimum area of 1,000 sqm ensuring great privacy its residents with no large hotels or busy restaurants nearby so that relaxing holidays are assured.

The perfectly-maintained property has a very large veranda-terrace with a large dining table and a lounge, for example for pre-dinner aperitifs, providing protection from the sun during the day and from the humidity in the evenings. The property is situated only a few minutes walk from Binidali beach with its turquoise-blue water.

There is also a roof terrace from where the lovely sea views and the beautiful sunsets can be enjoyed to the full.

This living space of this comfortable villa includes 3 double bedrooms, 2 bathrooms, and a fully-equipped fitted kitchen with utility room, equipped with recently-purchased, little-used A++ appliances and 2 refrigerators.

Further features include an indoor wood-burning stove, a built-in safe, fiber-optic wifi/Internet access, a garden barbecue, and a ceiling fan in the master bedroom.

In the external area the well-maintained garden provides a green haven of tranquility, with a mature tree population and a 9 x 4 metre pool with outdoor shower. An intelligent, environmentally-conscious irrigation system with internet connection regulates water distribution according to weather forecasts for a more ecological use of water.

This exceptional property presents an excellent investment, particularly in view of its 2 plots, one of which could be resold if required.

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:

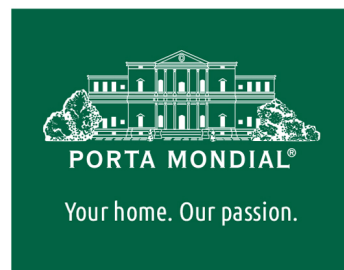
Binidali is a picturesque little village on the south coast of Menorca, one of the Balearic Islands in Spain. It is located close to the city of Mahón, which is the capital of the island, and offers a quiet and relaxed atmosphere that is ideal for a relaxing holiday.

The surroundings of Binidali are characterised by a beautiful coastal landscape with clear, turquoise waters and gentle bays. The beaches nearby are often less crowded than other tourist hotspots in Menorca, making it a perfect place for sunbathers and swimmers. The coastline is surrounded by impressive cliffs and small rocks that are perfect for walking and exploring.

The village itself is made up of traditional Menorcan houses, often decorated with white walls and colourful shutters. The quiet streets invite you to take a stroll and offer an insight into local life. There are several small restaurants and cafés in Binidali where visitors can savour the delicious Mediterranean cuisine.

The location of Binidali also allows visitors to easily explore other parts of the island. There are numerous hiking and cycling trails nearby, as well as historical sites and charming villages. The combination of natural beauty, cultural heritage and relaxed atmosphere makes Binidali an attractive destination for travellers who want to experience Menorca away from the crowds.

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Façade



Beautiful garden



Pool



Covered terrace



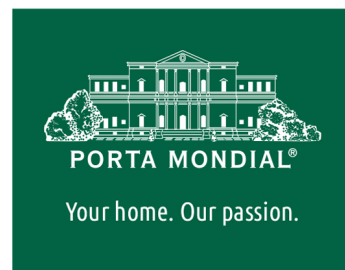
Entrance area



Garden

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Pool



Living and dining area



Living and dining area



Dining area



Kitchen



Kitchen

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Bedroom



One of 3 bedrooms



Bedroom



Bathroom



Bathroom



Chalet with 2 bathrooms

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Balcony



Garden



Garden



Garden



Terrace



Terrace

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view to the house



Lateral facade



Garden



Beautiful spot



Very nice house

| Escala de la calificación energética | Consumo de energía kWh / m <sup>2</sup> año | Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año |
|--------------------------------------|---------------------------------------------|---------------------------------------------------|
| A más eficiente                      |                                             |                                                   |
| B                                    |                                             |                                                   |
| C                                    |                                             |                                                   |
| D                                    |                                             |                                                   |
| E                                    | 239.60                                      | 64.50                                             |
| F                                    |                                             |                                                   |
| G menos eficiente                    |                                             |                                                   |

Energy scale

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