

San Luis
Reference 100627



PORTA MONDIAL®

Your home. Our passion.

Villa with pool and partial sea views 300m from the beach and with holiday rental license near Sant Lluís

living space:	204 m ²	swimming pool:	✓
plot area:	504 m ²	energy certificate:	in process
bedrooms:	2		
bathrooms:	2		
sea view:	-	price:	€ 695,000.-

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Details:

Attractive well maintained villa with swimming pool, 7 minutes walk from a picturesque beach and a popular bathing cove. At 5 minutes from the coastal equestrian trail which is part of the 365 km Cami de Cavalls.

The villa has a tourist license and has been successfully rented out during the summer months.

The entrance hall leads to a gallery with living/dining room. Wood burning fireplace. High beamed ceilings. Doors leading to a covered terrace overlooking the pool.

Stairs lead to a loft on the upper floor which is used as a living room (possible third bedroom) overlooking the garden and pool. Very nice sea views. Fully fitted kitchen with Minorcan style extractor hood. Separate dining room. From the kitchen there are steps down to a large single garage. New hot water tank. Two double bedrooms, both facing south. One has en suite bathroom and direct access to the garden. The other, with twin beds, has a separate shower room.

Nice garden area with swimming pool (8x4) with water feature. Covered terrace. Bignonia covered pergola creating a lovely shaded area for outdoor dining. Barbecue and outdoor shower.

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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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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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