

**Llucmajor**  
Объект № 100616



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Charming little country house with swimming pool and quiet grounds in south-east Minorca, close to beaches

жилая площадь:	75 m <sup>2</sup>	бассейн:	✓
участок:	1.305 m <sup>2</sup>	Энергетическая	в процессе
спальни:	2	сертификация:	
санузел:	1		
вид на море:	-	цена:	€ 380.000,-



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### Описание объекта:

If you're looking for a small property in the countryside with a beautiful plot of land and a small swimming pool, yet close to a village, then take the time to visit this finca.

It's just a few minutes from Sant Lluís, in a populated rural area, and the beaches of Punta Prima, Binibeca and Binisafua are only 10 min away by car.

It's not very large, but very well maintained and ready for year-round living.

Electricity comes from 8 solar panels equipped with 12 batteries, installed 2 years ago, and water comes from a community well, making this a low-cost home, as do property taxes, as the house is located in a rustic zone.

An old water tank has been converted into a swimming pool.

There's also a barbecue area and a pretty vegetable garden.

The house consists of a living room - dining area - fully-equipped open kitchen and, in case of cooler weather, a wood-burning stove.

Next is a double bedroom with air-conditioning and en suite bathroom. The second bedroom is smaller but very bright, with a large bay window overlooking the pool.

Two small storerooms serve as laundry and storage rooms. There's also a wooden shed at the bottom of the garden for storing firewood and garden equipment.

Another building and an old henhouse, close to the main house, would be large enough to be converted into additional bedrooms.

And for garden lovers, the lovely 1,305 sqm plot offers great potential for planting even more Mediterranean trees and plants.

If you love authentic Menorca, with the charm of paths lined with dry stone walls, then you won't be able to resist this property, especially for the budget that's currently hard to find here. Please do not hesitate to contact us for further details and to arrange a visit, either in person or by video.

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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### Месторасположения и окрестности:

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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TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



Ллустражор  
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