

Ciudadella

référence du bien 100543



PORTA MONDIAL®

Your home. Our passion.

Exceptional finca requiring renovation on 50 hectares of farmland surrounded by nature, only 5 minutes from the sea, and close to Ciudadella

séjour:	283 m ²	piscine:	-
terrain :	490.000 m ²	energy certificate:	en proceso
chambres:	4		
salles de bain:	1		
vue sur la mer:	-	prix:	€ 1.590.000,-



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description:

This wonderful farmhouse, requiring restoration, dates from the end of the 19th century and stands on 40 hectares of farmland with numerous annex buildings. It is surrounded by nature, only 10 minutes from the sea and 15 minutes from Ciudadella.

The family-farmhouse, although in need of refurbishment, is currently occupied by a family who farm the land for cattle fodder and dairy farming. It is an authentic Menorcan farmhouse with thick walls with small openings offering protection against the summer heat and the cool winter weather.

The well-kept, very clean and regularly-repainted interior has retained the original charm, with various-sized rooms next to each other, each different from the others. The old, uneven walls are wonderful, and the floors are contemporary.

Its living space is spread over 2 levels. On the ground floor is the family kitchen with dining area which also forms the entrance area, a living room, the main bedroom with 2 small open rooms which serve as storage space, a further bedroom used as a playroom, and a bathroom.

Housed on the first floor are 2 rooms currently used as bedrooms, and 3 further large rooms which could be modified.

This level has access to a very large roof terrace with unbelievable views over the surrounding countryside.

There is mains electricity, and 3 wells make the property completely self-sufficient for its water supply. From the farmhouse a well-kept path leads to Cap d'Artrutx, one of Menorca's emblematic lighthouses.

After an architectural study this exceptional and unique property could, for example, be converted into an agro-tourism project, and should be viewed as soon as possible!

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localisation & environnement:

Ciudadela (in Spanish) and Ciutadella (in Menorcan) counts as the historical capital and is situated on the west coast of Menorca.

Its origins go much further back than the Roman reign over Menorca (123 AD) and up until 1722 it was the capital of the island.

The harbour of Ciutadella is one of the most emblematic places in the town and has numerous terraces where typical Menorcan dishes, together with the wonderful surroundings, can be enjoyed next to the sea on summer evenings.

The centre of the old town is the Plaza d'Es Born where the town hall, the theatre of Es Born and a number of neo-Gothic town palaces are situated. The square is dominated by an obelisk which commemorates the attack of a Turkish fleet in 1558. From the square, narrow winding alleys of middle-age origin lead out and allow this beautiful town to be explored by foot. These alleys are reserved for pedestrians only.

The bishop's seat of Menorca is situated in Ciutadella where some of the most important religious buildings can be found, but even amongst all these the cathedral of Menorca stands out. It is the most important Gothic building existing in Menorca and was built upon an old mosque of which the minaret still exists and forms the basis for the present bell tower.

It is also impossible not to mention the fiesta of 'San Juan' when, every year on the 23rd and 24th June, the town of Ciutadella fills up with people from every walk of life, who come to celebrate this deep-rooted, traditional custom when the horses are the main characters. This tradition dates back to the middle ages.

All these factors make Ciutadella a place which must be seen.

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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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