

**Alaior**  
référence du bien 100246



PORTA MONDIAL®

Your home. Our passion.

## Menorcan house in the centre of Alaior

séjour:	185 m <sup>2</sup>	energy certificate:	e
chambres:	3		
salles de bain:	1		
vue sur la mer:	-		

**prix: € 245.000,-**



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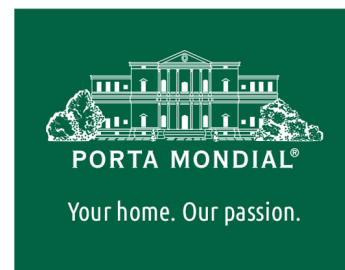
### **description:**

This Menorcan town house has retained its original character, and is situated in a small side street very near to the town hall. It has a living space of 185 sqm.

Its entrance is on the first floor and reached via steps. To the rear of the house is the kitchen with fireplace and dining area and a lovely green patio. From here an outside staircase leads up to the roof terrace. Next to the kitchen is a WC and a laundry room. A long hallway leads past a bathroom and a dressing room into the large salon which is adjoined by a bedroom. Another staircase leads to the 2nd floor with 2 double bedrooms, one of which is very large with high, sloping ceiling and wooden beams, and the other is furnished with a double bed.

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## localisation & environnement:

The town of Alaior is located 16 kms from the capital of Mahon between the north and south coasts in the centre of the island.

Its population of approx. 10,000 residents live mainly from tourism, the shoe industry, and the production of cheese and building materials.

It is known as a university town as a centre of the University of the Balears is situated there. It also has elementary and high schools, a medical facility, a town hall and a municipal police station.

Alaior is a charming, middle-age town with pedestrian zones, shops and public squares and is lively all year round.

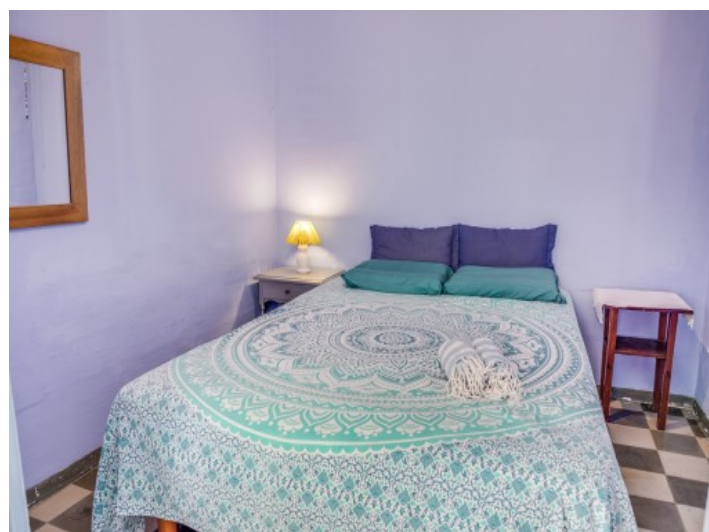
Included the tourist locations of Alayor are Son Bou, Cala en Porter and Cales Coves.

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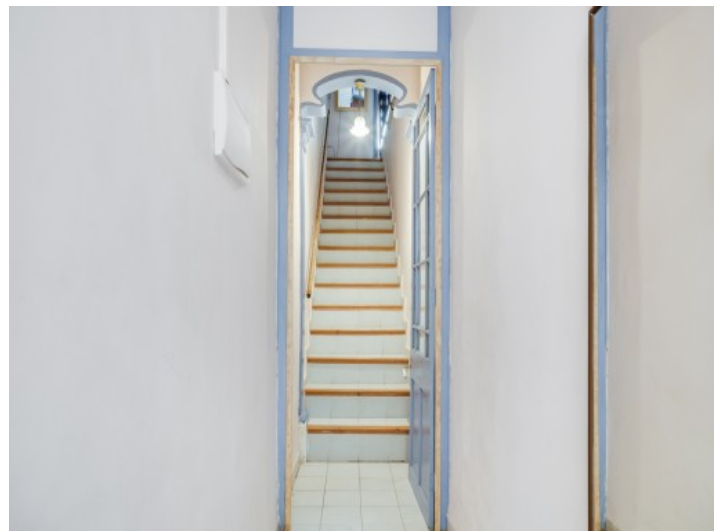
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA  
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**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
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	191.70	41.50
<b>F</b>		
<b>G</b> menos eficiente		

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