

Llumesanes  
référence du bien 100624



PORTA MONDIAL®

Your home. Our passion.

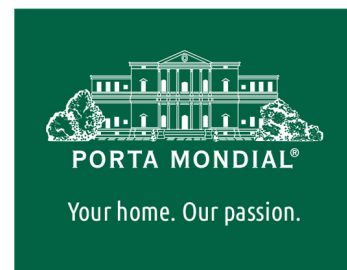
Beautiful, single-level property with pool and lovely garden in the countryside near to Llucmaçanes

séjour:	336 m <sup>2</sup>	energy certificate:	e
terrain :	5.778 m <sup>2</sup>		
chambres:	5		
salles de bain:	4		
vue sur la mer:	-	prix:	€ 1.450.000,-



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### **description:**

Authentic, peaceful and tranquil, this beautiful single-level property with pool is surrounded by a lush garden and is situated in the countryside near Lluçmaçanes.

The country life can be enjoyed here, in spite of being less than 10 minutes by car from the capital Mahón, and Lluçmaçanes is a charming village that is very typical for Menorca.

The large, wonderful one-level property provides ample space to be occupied all year round with all its amenities and comfort, or used to enjoy holidays with family or friends. The house has several living areas both inside and outside, offering privacy at all times whenever required. A large, wonderful garden provides plenty of space and is a paradise for children and adults alike.

Immediately upon entering an atmosphere of being at home is experienced. A large carport offers space for a number of vehicles, and a circular driveway around the building allows direct access with shopping via the laundry room.

As with a hacienda, entering the house is possible from various points..

The building was designed and built lengthwise and overlooks the lovely garden and the pool. There is also a large covered terrace which leads into the garden and has a barbecue area.

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**localisation & environnement:**

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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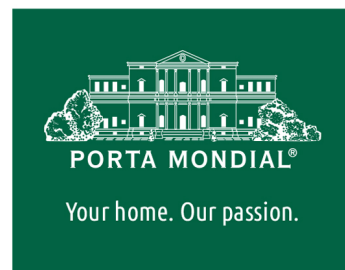
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Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A más eficiente		
B		
C		
D		
E	49.00	49.00
F		
G menos eficiente		

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