

## 2 soverom Grottehuset til salgs i Santa Eulalia del Rio, Ibiza

685.000€







This is a historic and listed estate, built in 1940, located in Santa Eulalia del Río, in the Balearic Islands. This property, classified as a house, stands out for its privileged location close to all services, shops, restaurants, the port, and the city center, making it an ideal option both as a permanent residence and as an investment.

The home offers a built area of 138 m<sup>2</sup> on a generous plot of 534 m<sup>2</sup>. On its living surface of 84 m<sup>2</sup>, it features two bedrooms and one bathroom, as well as a spacious living room with a fireplace that adds warmth and character. The kitchen connects to an outdoor barbecue area, ideal for gatherings and outdoor celebrations. The private garden surrounds the house and offers views of both the city and the sea, in addition to a private pool area to enjoy the Mediterranean climate. The garage provides covered parking for two cars within the property.

Additional features include the large garden with a storage room that could be converted into a guest house, proximity to public transport and main access roads, as well as the tranquility of a residential setting with unobstructed garden views. It is important to note that the estate requires renovation; as a listed property, only minor renovations are permitted, offering great potential to personalize and add value to the property while respecting its historic essence.

This house represents a unique opportunity for those seeking a home with history, charm, and potential for improvement in one of the most sought-after areas of Santa Eulalia del Río, combining the tranquility of a traditional estate with the convenience of being close to all urban amenities.

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|---|---|--|
|  2 soverom                        |  1 baderom |  138m <sup>2</sup> Bygg størrelse |
|  535m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> South orientation  |
| <input checked="" type="checkbox"/> Carport garage  | <input checked="" type="checkbox"/> 2 parking spaces  | <input checked="" type="checkbox"/> Private garden   |
| <input checked="" type="checkbox"/> Private pool  | <input checked="" type="checkbox"/> Amenities near  | <input checked="" type="checkbox"/> Transport near   |
| <input checked="" type="checkbox"/> Fireplace   | <input checked="" type="checkbox"/> Barbecue  | <input checked="" type="checkbox"/> Garden view  |
| <input checked="" type="checkbox"/> Renovation Needed   | <input checked="" type="checkbox"/> Close to shops  | <input checked="" type="checkbox"/> Close to town  |
| <input checked="" type="checkbox"/> Close to port   | <input checked="" type="checkbox"/> Individual A/C units                                      | <input checked="" type="checkbox"/> Partial sea views  |
| <input checked="" type="checkbox"/> Close to restaurants  | <input checked="" type="checkbox"/> City views  |  |