











## 4 bedroom Villa for sale in De Binibeca, Menorca





1,060,000€



Sea views, holiday home and fantastic rental investment we are delighted to present for sale this beautiful villa in the very popular village resort of Binibeca Vell. Situated in a quiet cul-de-sac this 248m<sup>2</sup> villa was built in 1992 and is in a fantastic condition. The 4 bedroom villa sits on a good size plot of 1300m<sup>2</sup> and comprises 2 floors; the first floor has a bright lounge and dining area, fully fitted kitchen, double bedroom, bathroom and laundry room. Upstairs there are 3 bedrooms and a bathroom. There is also an outdoor staircase leading to the first floor with the highlight being the amazing sea-view terrace of 65m<sup>2</sup> with sun most of the day and stunning sea views. Most of your day will be spent around the inviting swimming pool, the sun-bathing terraces and then how about a superb outdoor BBQ meal for lunch or dinner. The underground floor has space for storage and can be used as a gymnasium. The plot provides plenty of space for the garage, extra parking and other storage areas. The owners have applied for the valuable tourist licence and will receive excellent returns. At any time of day the award winning, famous fishing village of Binibeca provides shops, restaurants and a small bay. The impressive sandy beach is a 5 minute car ride or 15 minutes on foot and there is a popular beach restaurant serving amazing lunches. The larger town of San Luis is 15 minutes in the car and has everything you need including shops, restaurants, school, medical services and a bus stop taking you to the Capital, Mahon.

-  4 bedrooms
-  1,300m<sup>2</sup> Plot size
-  near beach
-  sought after area
-  garage

-  3 bathrooms
-  Swimming Pool
-  close to the sea
-  garden
-  parking

-  248m<sup>2</sup> Build size
-  near transport
-  close to shops
-  terrace