













## 5 bedroom Villa for sale in Binixica, Menorca







395,000€



Exclusive - Situated in a quiet village of Binixica and just 10 minutes to a beautiful sandy beach, this delightful 183m<sup>2</sup> family villa is perfect for all year living and/or holidays. Sitting on a large plot of 996m<sup>2</sup> the villa backs on to green belt so no one can build behind you. This residential area is only a 5 minute drive to the popular resort of Calan Porter with plenty of shops and restaurants. The villa comprises a large lounge/dining room with a Menorcan pellet burner, perfect for those cooler winter nights, 4 double bedrooms and 3 bathrooms which are all en-suite (including a separate annex on the first floor), a fully equipped kitchen and in the garden is a charming wood cabin with a separate guest room and bathroom. The well kept grounds are in 2 parts; one side with a driveway and parking area for at least 4 cars and on the other side is the entertainment area with the inviting swimming pool and covered terrace. The pretty garden is all about outdoor living, easily maintained, a covered terrace for al fresco dining and a corner chill-out zone. The property benefits from double glazing, wooden floors and electric gates. The village of San Clemente is a 5 minute drive and has a few bar/restaurants and shops. The popular resort of Calan Porter is great for the family and the capital, Mahon, is a 15 minute drive. The airport is a 10 minute drive.

-  5 bedrooms
-  996m<sup>2</sup> Plot size
-  near beach
-  terrace
-  private pool
-  close to medical facilities

-  4 bathrooms
-  Swimming Pool
-  guest apartment
-  covered terrace
-  adsl
-  residential area

-  183m<sup>2</sup> Build size
-  charming property
-  garden
-  off road parking
-  close to schools
-  wood burner