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395,000€



Exclusive - Situated in a quiet village of Binixica and just 10 minutes to a beautiful sandy beach, this delightful 183m² family villa is perfect for all year living and/or holidays. Sitting on a large plot of 996m² 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.

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|  5 bedrooms |  4 bathrooms |  183m ² Build size |
|  996m ² Plot size |  Swimming Pool |  charming property |
|  near beach |  guest apartment |  garden |
|  terrace |  covered terrace |  off road parking |
|  private pool |  adsl |  close to schools |
|  close to medical facilities |  residential area |  wood burner |