

Ref: 2014

Villa, Binixica

395,000€



996m<sup>2</sup>



183m<sup>2</sup>



5



4



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**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 a...

