



**EXCLUSIVE. Villa with tourist license in Cala Galdana, Ferrerías, Menorca**

**Ref.: 36622**

EXCLUSIVE. Excellent opportunity to acquire a property with a tourist license in the privileged area of Cala Galdana. The house, currently distributed over two floors and converted into two residences with independent entrances, features six bedrooms and three full bathrooms, offering spaciousness and versatility both as a permanent residence and for holiday rentals. Outside, the property boasts a charming terrace with a swimming pool and a rear patio, perfect for relaxing and enjoying the Mediterranean climate in complete privacy. It combines the tranquility of a residential area with the advantages of having a tourist license, allowing for attractive rental returns and making it an ideal investment opportunity. In addition, it offers great potential for renovation, allowing you to adapt it entirely to your taste and create a unique space in an incomparable natural setting. When shall we schedule a viewing?



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Price: **820.000 €**

\*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

\*\*In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AJD), in addition to notary and land registry fees.











**bonnin sanso**  
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**🇪🇸 Disponemos de más fotografías de la propiedad.  
Contáctenos para más información.**

**🇬🇧 We have more photographs of this property.  
Please contact us for more information.**

**🇫🇷 Nous avons plus de photos de cette propriété.  
Contactez nous pour plus d'informations.**

<b>NUESTRAS OFICINAS:</b>	<b>MAHÓN</b> Carrer Nou, 14-16 (+34) 971 35 04 05	<b>CIUTADELLA</b> Avdá. Conqueridor, 72 (+34) 971 48 22 00	<b>MERCADAL</b> Avdá. Via Ronda, 6 (+34) 971 154 168	<b>SANT LLUÍS</b> Avdá. De Sa Pau, 65 (+34) 971 150 083	<b>CALA MILLOR</b> Avdá. Son Bon Temps, 4 (+34) 971 587 597
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