



Ground floor house in Pou Nou, San Luis, Menorca

Ref.: 92196

In the heart of Pou Nou lies this charming ground floor property, built in 1978 and tastefully renovated in 2005. At the front, the property features a generous parking area and a covered porch, ideal for relaxing and enjoying the outdoor surroundings. Inside, a central hallway leads to a cosy living area with dining space, a separate kitchen with access to the exterior, two single bedrooms, a spacious double bedroom, a family bathroom and a master bedroom with dressing area and en-suite bathroom. The property is equipped with air conditioning and radiators, ensuring year-round comfort. To the rear, a garage/workshop opens onto a rear patio with a utility room and access to a garden of approximately 500 m². This delightful property combines modern amenities with generous outdoor space, making it ideal as a permanent residence or a holiday home. It is located just a short walk into Sant Lluís and approximately a ten-minute drive from the



Price: 399.950 €

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The information provided has been supplied by third parties for informational purposes only and is deemed to be correct. However, it may be subject to errors, price changes, and withdrawal from the market without prior notice.

*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 (AID), in addition to notary and land



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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.

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