



### Front-line house in Binibeca, Menorca

Ref.: 92323

Situated right on the water's edge, this beautiful house offers direct access to a bathing platform and spectacular sea views from its spacious living and dining room on the upper floor. This level also accommodates the kitchen with adjoining utility room, a double bedroom with fitted wardrobes, and a shower room. On the lower floor there is a double bedroom with en-suite bathroom, a second double bedroom with fitted wardrobes, and a study area with useful storage space beneath the staircase. To the front of the property, the garden provides the perfect setting for sunbathing and outdoor dining while enjoying uninterrupted sea views. The house is located in the tranquil and highly sought-after area of Cala Torret, just a short walk from the beach at Binibeca, as well as a supermarket and several restaurants. A wonderful opportunity to embrace the Mediterranean lifestyle in an exceptional seafront setting.



Price: **620.000 €**

	Cons.	Emiss.
A		
B		
C		
D		
E	134	38
F		
G		

\*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**  
 AGENCIA INMOBILIARIA DESDE 1988  
 ESTATE AGENTS | AGENCE IMMOBILIÈRE  
 AGENZIA IMMOBILIARE | IMMOBILIENAGENTUR

🇪🇸 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>MAJÓN</b> Carrer Nou, 14-16 (+34) 971 35 04 05	<b>CIUTADELLA</b> Aving. Compañeros, 72 (+34) 971 48 22 00	<b>MERCADAL</b> Aving. Vis Rorola, 9 (+34) 971 154 168	<b>SANT LLUÍS</b> Aving. De Sa Pau, 65 (+34) 971 150 083	<b>CALA MILLOR</b> Aving. San Bon Temps, 4 (+34) 971 587 507
---------------------------	---	--	--	--	--