

**Es Grau**

search for property MEN-100439



Large, 44 hectare country estate with a finca, outbuildings and stables offering 360° sea views in Es Grau near Mahon

constructed area: 370 m<sup>2</sup>  
plot area: 439.337 m<sup>2</sup>  
bedrooms: 7  
bathrooms: 3  
sea view: ✓

energy certificate: e

**price: on request**



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## Details:

This large finca and hilly agricultural property of 44 hectares is situated north of the capital near to Es Grau, a typical village in the north-east of Menorca. Its highest point offers breathtaking panoramic views of the sea and the Menorcan landscape.

Its main house is on one level and was completely restored 15 years ago including a garage extension, a barn, a further small building and a large additional house with barn.

The land is completely fenced and divided into plots and is ideal for all types of agriculture, particularly for vineyards or olive groves.

The main house consists of 2 living/dining areas, 2 kitchens with laundry room, 7 bedrooms, 3 bathrooms and 2 offices, with a large covered terrace of 100 sqm on the ground floor and 2 additional terraces. It is equipped with air conditioning, central heating, and double-glazed windows with blinds.

Currently under restoration the approx. 364 sqm ancillary house is situated a 10-minute drive away from the main building.

This exceptional finca has been passed down from generation to generation and is the perfect opportunity to purchase a part of the history of Menorca.

A wonderful property for conversion to a land hotel or a vineyard business.

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## Location & surrounding area:

Mahon is the capital of the Spanish Balearic island of Menorca.

The municipality of Mahon has approx. 28.500 residents and was founded by the Carthaginians, and there is a legend that the town was named by a brother of Hannibal.

Its architecture was strongly influenced by many years of English occupation, and the town gate Portal de Sant Roc, built around 1500, is the only remaining entrance in the medieval city walls.

In the narrow, winding alleys of Mahon interesting churches and museums can be found, next to all kinds of businesses.

From the main square Placa de Esplanada the pedestrian zone leads to the fish and vegetable market under the old cloisters of a former monastery. From here there are wonderful views over the harbour of Mahon.

The fjord-like bay (Ria) has a length of 5.5 kms and a width of up to 1.2 kms and is the largest natural harbour on the Mediterranean. Throughout history it has served seagoing nations as a safe base for their fleets.

The harbour of Mahon is the fourth largest natural harbour in the world, and today has become a popular destination for yachts and cruise ships from all over the world.



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Exterior view of the finca



Large 44ha country estate



Cosy living room with wooden ceiling beams



Access to the large, covered terrace



Beautifully country house kitchen with terrace access



Lovely double bedroom



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One of 6 bedrooms



Beautiful shower bathroom



One of 3 bathrooms



Upper terrace with views sweeping views



Exterior view



Further buildings



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Driveway to the finca



View over the plot



View over the plot and the countryside



View over the plot and the countryside



View over the plot and the countryside



View of the finca

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Panorama sea view

Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A más eficiente		
B		
C		
D		
E	199.70	56.20
F		
G menos eficiente		

Energy certificate