

**Es Mercadal**

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Village house to renovate with great potential with patio and views, in the centre of Es Mercadal

constructed area: 276 m<sup>2</sup>

energy certificate: in process

plot area: 231 m<sup>2</sup>

bedrooms: 7

bathrooms: 3

sea view: -

**price: € 300,000.-**



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## Details:

Charming house from 1896 in the centre of Es Mercadal to be completely restored.

Ideally situated 1 minute from the main square of the village, close to the shops and restaurants, it nevertheless has a very nice view of the countryside and the surrounding hills as well as the river crossing Es Mercadal. There are many outdoor areas and rooms, that need to be renovated, especially the ground floor which is very large and leads to the back of the house.

It would be quite conceivable to make a boutique hotel or also a house with a shop on the ground floor. As soon as you enter the house, you are taken in by the charm of this vast house with 3 levels and by a very large room, which was once a garage and which offers many possibilities for different layouts.

Still on the ground floor there is currently another large room with wooden windows and shutters, 3 other small separate spaces and an entrance hall. A staircase in very good condition gives access to the first floor which was once the living space of the house with a bathroom, a kitchen, two terraces, a staircase hall and 3 other rooms. The floor of this floor, which is typical of the Menorcan houses of the past, is very nice and in good condition. Another staircase leads to the top floor of the house, which has a large room with a sloping roof that can be perfectly converted into a children's playroom or TV lounge. There is also another very bright living room.

This house has great potential. To visit without delay!

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### Location & surrounding area:

The town of Es Mercadal is located in the center of Menorca at the foot of Monte Toro (358 m), Menorca's highest mountain. From here you can see the whole island and the coastline.

The city is very charming with its small streets, the typical white houses, the creek and its bridges. Once a week in summer, there is a large traditional craft night market. There are many small family businesses, such as the Menorcan Avarques shoe factory.

Es Mercadal it is known for its cuisine. In the various restaurants of the city you can taste typical Menorcan dishes. A well-known restaurant is located in a beautiful remodeled old mill. It is traditionally and geographically the center of Menorca and the ideal place for fairs and markets.

The environment is very rural with many farms, where you can buy the Menorcan cheese directly from the farmers.



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Roof top terrace



Living area



Kitchen



Bedroom



Bathroom