

**San Luis**

search for property MEN-100567



Interesting house with pool, garden and sea views only a few minutes walk from the sea in Binisafua Playa

constructed area: 139 m<sup>2</sup>

energy certificate: e

plot area: 603 m<sup>2</sup>

bedrooms: 3

bathrooms: 2

sea view: ✓

**price: € 540,000.-**



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## Details:

This very interesting house with garden, garage, pool and sea views is situated in Binisafua Playa, only 10 minutes drive to Sant Lluís, 15 to Mahón and 15 to the airport.

Easily accessible by foot are also Cala de Binisafua Playa, Cala de Calo Blanc and the platform of Cap d'en Font with numerous access points over the rocks enabling swimming in the clear turquoise waters, very popular with tourists and attracting numerous boats during the summer season. There are also 2 restaurants and Binibeca, which is only 5 minutes away by car, also offers a large choice of restaurants. Another advantage of this area is that many people live here all year round, so that even in winter all facilities stay in operation.

A well-maintained garden with many plants, flowers and fruit trees and the pool area are very beautiful, sheltered from the wind and very private, with a pergola, table, barbecue and a suspended sofa.

Two covered terraces on the first and 2nd floors have been converted into a winter garden to increase the usable living space of the house throughout the year.

On the first floor is the living/dining room with fireplace, the kitchen with dining area and access to the garden, a laundry area, 2 double bedrooms with fitted wardrobes, and a complete bathroom. On the 2nd level is the spacious master bedroom with en-suite bathroom.

The carpentry work is in perfect condition, and there are double glazed PVC windows and aluminum shutters, including some from 2022. The house has oil-fired central heating, a ceiling fan in the living room and an alarm system.

There is also a garage for one vehicle, a small home workshop and a small external structure housing the oil tank, boiler and the heating system.

Due to the fact that the present owners have left the island, it would also be possible to take over ownership of a car.

This excellent property certainly presents an opportunity which should not be missed!

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### **Location & surrounding area:**

Sant Lluís is a lovely village situated to the south of Mahon which was founded by the French who also built the neoclassic-style church. Two old windmills are located there and there is also a prehistoric settlement from the 10th. To the 2nd. Century BC, the Poblats de Binissafullet. A number of small municipalities belong to San Lluís, one of the best known of which is Punta Prima with its lighthouse and beach on the rocky island of Illa de l'Aire.



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Beautiful pool area with seating area



Tranquil pool area



Beautifully planted terrace



Lightflooded wintergarden



Living and dining area with terrace access



Comfortable living area with fireplace



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Wooden kitchen with separate dining area



Bright dining area with terrace access



Bedroom on the upper floor



Adjoining closed terrace with sea views



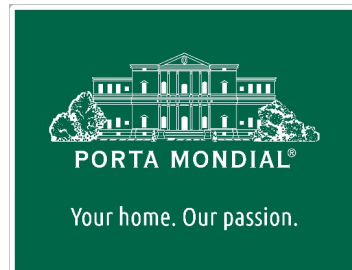
One of 3 bedrooms



One of 2 bathrooms



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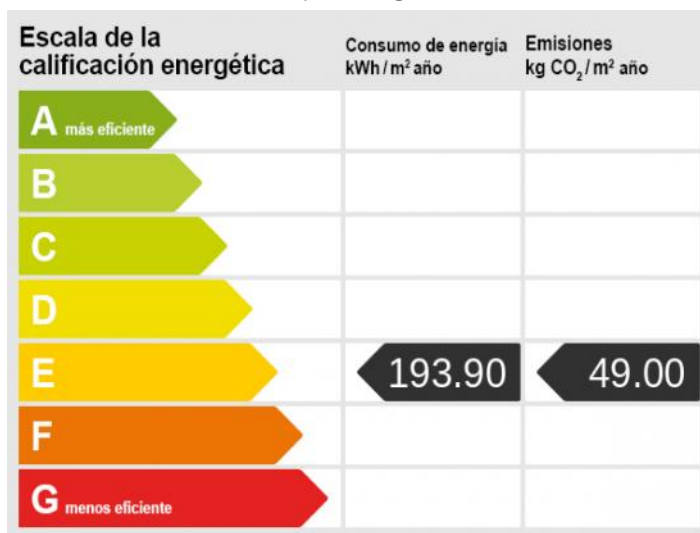
Pool with bbq area



Tranquil lounge area



Inviting access to the house



Energy certificate