

Hamptons

INTERNATIONAL



46, Sant Lluís

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£2,340,000

(€2,700,000)





Property details



Key features

- **Swimming pool**
- **Build area 484 sqm**
- **Plot of 10207 sqm**
- **Terrace**
- **Garden**
- **Air conditioning**

Attributes

-  **Swimming pool**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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Description

A magnificent property where tranquillity is absolute and the connection with the Menorcan countryside becomes a reality — yet it remains perfectly connected to the town of Sant Lluís and the southern coastal urbanisations of Menorca. An impressive tree-lined driveway leads to the main house, a modern and functional home that blends beautifully with its landscaped natural surroundings, featuring different areas of vegetation and mature trees. This is a property to enjoy throughout the summer, with numerous outdoor spaces and a large swimming pool complete with a barbecue area and bar. Its current layout is extremely versatile: the main house includes an annex that can either be integrated to enlarge the main residence, or used as an independent apartment — ideal for guests or staff — and includes a loft-style living space, a bedroom, a bathroom and a small kitchen area. There is also a barn, refurbished in 2018 with great care and in harmony with the rural setting. It is completely independent from the main house and garden, with its own entrance, parking area, living/dining space with a small open kitchen, a double bedroom with bathroom and an additional single bedroom. It also offers a covered outdoor terrace and a small bathing area. In addition, the property has a valid tourist licence, a highly valuable asset in today's market. This licence allows fully regulated income through holiday rentals, making it an excellent investment with strong potential returns, especially during Menorca's high season. Designed for year-round living, the house is equipped with hot and cold air conditioning in all rooms, and has pre-installation for central heating (radiators and boiler not fitted). The estate has its own well and cistern, internet connection, and complete privacy with no neighbouring properties overlooking the grounds. There is also an additional storage building, ideal for outdoor equipment. The main house offers three double bedrooms, with the master suite occupying the entire first floor. It features a large dressing room, en-suite bathroom, office/library area and a generous terrace with panoramic views across the estate. On the ground floor, there is a spacious living room, dining room and a modern, functional kitchen with pantry and laundry area. Two double bedrooms and two bathrooms complete this level, all with direct access to the outdoor areas, porch, gardens and pool. A unique property in a truly exceptional setting — an opportunity to fall even more deeply in love with Menorca.







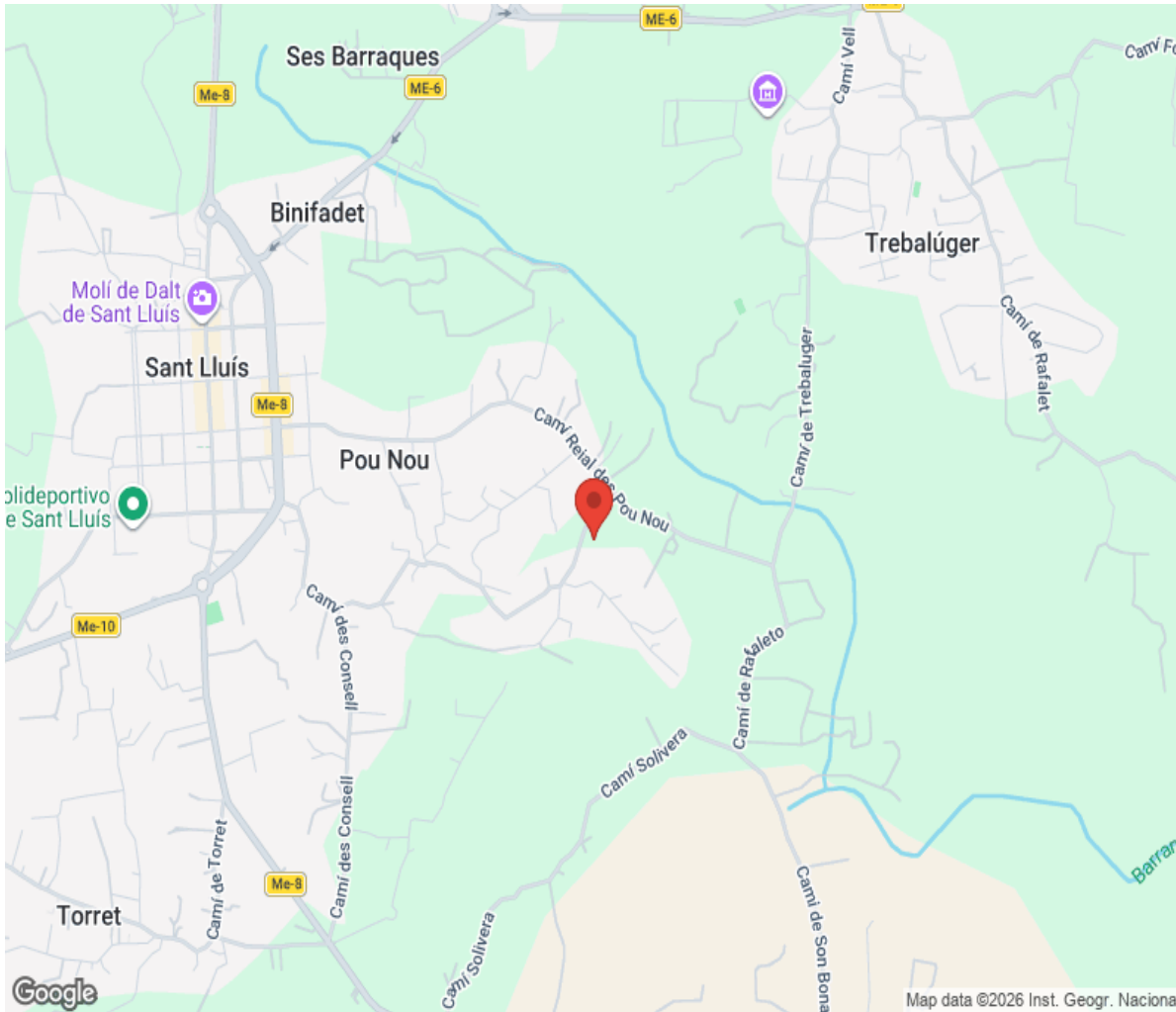








Location



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