



## TWO SEMI-DETACHED HOMES ON THE SECOND ROW FROM THE BEACH IN SANT LLUÍS



**3**  
Bedrooms



**2**  
Bathrooms



**107 m<sup>2</sup>**  
Built



**469 m<sup>2</sup>**  
Total



**575.000€**  
Price

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## Description

We are delighted to present, EXCLUSIVELY, these picturesque and charming terraced houses in Son Ganxo, south of the town of Sant Lluís, less than a five-minute drive from the town centre, around 10 minutes from the island's airport, and very close to the amenities offered by the residential development. Firstly, it is worth noting that the property is just 30 metres from the sea, as it is situated in the second row with sea views from the lovely porch of the main house.~~It currently comprises:~The main house, with 51m<sup>2</sup> of floor space, comprising a living-dining room with an open-plan kitchen, two double bedrooms and a bathroom. This house has 241 square metres of exclusive use. There is an annex to the house, comprising a double bedroom with an en-suite bathroom, measuring 17 square metres.~The second house has a floor area of 39 square metres, with exclusive use of 228 square metres of land on which the 8x4.5-metre swimming pool is situated. The interesting feature of this house is that it has a council licence, APPROVED until March 2027, to change its use to residential, along with the project to carry this out. ~All units have double-glazed Climalit windows, and the main house has thermally insulated external walls, ensuring there is no damp and good temperature control. The house is fitted with a hot/cold split air conditioning system.~~The property's outdoor areas are ideal for enjoying Menorcan summers. As mentioned, the pool area is spacious, with artificial grass and a sail awning, allowing you to enjoy the sun without the stifling heat. Next to it is another area with a portable barbecue and another sail awning, perfect for meals with friends and/or family where after-dinner chats blend with sunsets, amidst jokes and dips in the pool.~~The property is sold fully furnished and equipped. By taking advantage of the planning permission and customising this second home to your taste, you'll agree that this is an opportunity to own a second home in Menorca where the whole family can enjoy freedom, independence and everything that only the island has to offer.~~At ReMax Grup Direct Collection, we'd be delighted to show it to you because you'll fall in love with it the moment you see it.~The sale price of the property includes the estate agent's fees, which will be paid in full by the seller. This price does not include the applicable transfer tax (ITP), which is 8.30%, nor the notary and registration fees, estimated at approximately 2%, which must be paid upon signing the relevant public deed.~~We look forward to hearing from you~ROAIIB Registration – GOIBE739576/2024~~

## Details

- ✓ Ref: 200JM170
- ✓ Air conditioner
- ✓ Built in wardrobes
- ✓ Garden
- ✓ Light
- ✓ Energy certification:
- ✓ Built in wardrobes
- ✓ Garden
- ✓ Light
- ✓ Parking place