

Son Bou

Reference 100553



PORTA MONDIAL®

Your home. Our passion.

Villa with sea and country views in Son Bou

living space:	208 m ²	swimming pool:	✓
plot area:	627 m ²	energy certificate:	g
bedrooms:	4		
bathrooms:	4		
sea view:	✓	price:	€ 747,000.-



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Details:

This modern villa with a living space of 208 sqm is located on a plot of 627 sqm. This well maintained house has 4 double bedrooms, each equipped with a modern ensuite bathroom, and all bedrooms have access to the outside.

The open but cosy living area incorporates a modern kitchenette with dining area.

This lovely property impresses with its wonderful ocean views and a covered terrace, a balcony and a spacious swimming pool.

The villa has air conditioning and has a touristic rental licence

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Location & surrounding area:

The beach at Son Bou is the longest on the island - some 3km of golden sands. The government have recently put up rope fencing around the dunes to deter access, as part of their dune regeneration programme. There are three beach bars, which serve food and drinks, including the popular Spanish dish, originally from Valencia: Paella.

The sandy, safe bathing beach is very popular with naturists of all ages and nationalities, who mix comfortably with 'textile' beach users. Naturists generally use the beach section away from that most accessible from the resort, but this is still the greater part of the beach running west towards the smaller resort of San Tomas. It is also the quieter part of the beach, although much of it does not benefit from the presence of a lifeguard.

Behind the beach is an extensive area of wetland, comprising open water and reed beds. This is a protected nature reserve containing many species of birds, amphibians and insects. Unfortunately, the latter include mosquitoes, which can be a minor annoyance in the evenings.

There are many Bars and Restaurants in Son Bou, several of which have adopted a British style, others choosing international cuisine, including Chinese. There is a restaurant to suit everyone's pocket in Son Bou. There are of course a range of Spanish and Menorquin restaurants, which serve quality dishes.

Son Bou has many attractions, including the Basilica Paleocristiana de Son Bou (an early Christian church of the 5th century, whose remains were discovered in 1951). Every year, thousands of tourists visit the island and many people choose to stay in Son Bou. During the six months of the holiday season most nights you can find shows in most bars and clubs and on other nights there are quizzes and karaoke.

Outside of the holiday season, the Son Bou resort is very quiet as most facilities are shut down during the winter months.

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Views as far as the sea



Splendid pool area



Pool and covered terrace



Bright living area with terrace access



Living area and open kitchen



Modern kitchen and dining area

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Bedroom with garden access



Bedroom on the upper floor



Modern shower bathroom



One of the 4 bathrooms



Bedroom with sea view terrace



Sunny terrace with seating area

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Beautiful sea views



Wonderful pool for hot summer days



Tranquil sun terrace



Outside view of the house

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C		
D		
E		
F	98,50	
G		95,50

Energy certificate

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