

# Trebaluger

Reference 100253



PORTA MONDIAL®

Your home. Our passion.

## Beautiful Menorcan finca in a green area with pool in Trebaluger

living space:	340 m <sup>2</sup>	swimming pool:	✓
plot area:	800 m <sup>2</sup>	energy certificate:	in process
bedrooms:	7		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 995,000.-</b>



## Trebaluger Reference 100253



### Details:

This wonderful authentic finca is situated in a countryside location only 15 minutes by car from Mahon.

It has a large garden with lemon, orange and pomegranate trees and a small wooded area. The very private pool is surrounded by a fenced terrace and has a BBQ.

The typical, Menorcan-style house has 2 levels and is in excellent condition. On the upper floor are 2 double bedrooms, a bathroom and a large terrace.

The ground floor houses a generous entrance area, a dining area, 2 living areas with fireplace, the kitchen, a double bedroom and 2 smaller bedrooms, and a laundry and storage room.

Neighbouring the finca on the same plot of land there is also a smaller house with 2 bedrooms, living area with fireplace, kitchen, bathroom and patio.

You will find here real Menorcan flair - natural, tranquil and nature-orientated, a property for true lovers of nature and very well-worth visiting.

# Trebaluger

## Reference 100253



### Location & surrounding area:

Es Castell is a small, pleasant municipality situated at the entrance to the harbour of Mahon. It is not only the most easterly district of the island, but also that of the whole of the state of Spain so that the sunrise here is the first to be seen in Spain every morning.

A number of streets meet in Calas Fonts, a pretty bay with a jetty where many handicraft stalls, restaurants and bars can be found, some even in converted caves.

Various viewing points provide views of 2 groups of islands in the harbour which are illuminated at night - the 'Isla del Rei' - the king's island, and el Llatzaret' - the hospital Island.

Approx. 3 kms distant is the quiet, idyllic bay of Cala Sant Esteve with the 18th century Fort Marlborough.

# Trebaluger

## Reference 100253



Exterior views of the finca



Cosy living area with fireplace



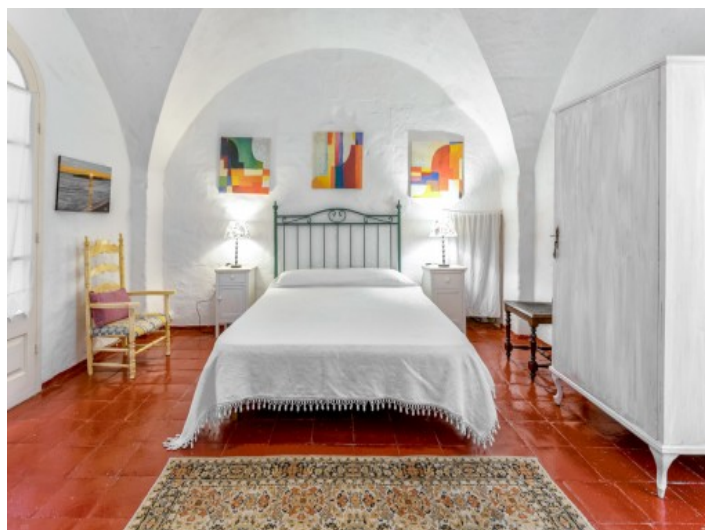
Alternative views of the living area



Fully equipped, rustic kitchen



Dining area of the finca



Master bedroom in white

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.

# Trebaluger

Reference 100253



Second bedroom with built-in wardrobe



Bathroom with daylight



Bright entrance area of the finca



Bedroom of the guest house



Bathroom of the guest house



Well maintained garden

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.

Trebaluger  
Reference 100253



Exterior dining area



Large garden and entrance 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.

PORTA MENORQUINA • AVENIDA FORT DE L'EAU, 175, LOCAL 6, E-07701 MAHÓN, MENORCA  
TEL. +34 971 001 001 • FAX +34 971 695 662 • INFO@PORTAMENORQUINA.COM