

## San Luis

search for property MEN-100596



Authentic Menorcan house requiring renovation in S'Uestra, near to Sant Lluís and the beaches of the south-east.

constructed area:	235 m <sup>2</sup>	energy certificate:	e
plot area:	960 m <sup>2</sup>		
bedrooms:	5		
bathrooms:	2		
sea view:	✓	<b>price:</b>	<b>€ 725,000.-</b>



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### Details:

This authentic Menorcan country-house dates from 1900, and is situated in S'Ullastre near to Sant Lluís and the beaches of the south-west. It requires renovation.

It is ideally located only a few metres from the supermarket Sa Botiga, 2 min drive from Sant Lluís, and close to the beaches of Binibeca, Punta Prima, Binisafua and Binidali. It is surrounded by other typical white Menorcan houses.

The building is made up of 2 parts, due to the fact that it was formerly a restaurant with a separate living area with diverse bedrooms and a kitchen. As the photos show, the property requires renovation and refurbishment but offers the advantage of standing in an urban residential area so that it would be possible to carry out all kinds of alterations. Its gastronomy licence is also still valid.

According to the land registry records the house was built in 1900 and many traditional elements have been preserved, including thick, whitewashed walls, a wash basin with old tiles, terracotta floors, lovely wooden beams, and the roof with its ancient tiles.

It has a total of 7 rooms, including 2 kitchens, a washing-up room, a complete bathroom, and a toilet area with 2 WC's. On the upper level is an old attic which was used to dry cheese and sobrasada sausages, and a large terrace from where sea views can be enjoyed.

The large plot of over 900 sqm would be ideal to turn into a garden with pool, and the property has both water and power connections.

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

Sant Lluís is a lovely village situated to the south of Mahón 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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Property to renovate



Facade



Facade



Terrace



Backyard



Large private parking space

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Entrance hall



Entrance hall



One of 6 rooms on the ground floor



Room with direct access to the terrace



Room with garden access



Utility room

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Kitchen



Kitchen



Utility room



Kitchen



Living area



Kitchen

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Room on the first floor



Bathroom on the first floor



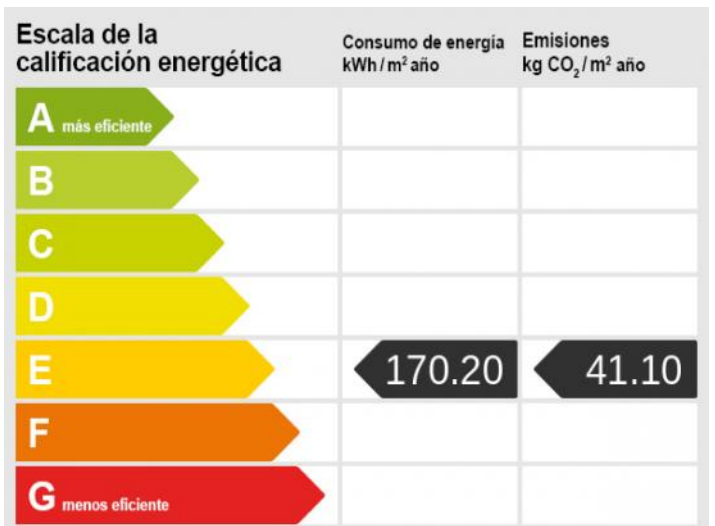
Rooftop terrace



Fachada



Floorplan



Energy scale