



### Charm and Comfort near the Sea in Es Grau. Menorca

Ref.: 92315

Located in the idyllic setting of Es Grau, this magnificent two-story home perfectly blends comfort and functionality in a privileged location. Built on a 119 m<sup>2</sup> plot, it offers spacious, well-designed areas for enjoying with family and friends. The ground floor, covering 80 m<sup>2</sup>, features a practical garage, a full bathroom, and a spacious open-plan kitchen and dining area that leads to a charming covered terrace. This is the perfect space for large gatherings, where the sea breeze and the warmth of home come together in perfect harmony. Upstairs, you'll find an elegant and functional living space equipped with a fireplace and central heating, making it an ideal home to enjoy all year round. The layout includes three bright bedrooms, a bathroom, an independent kitchen, a living-dining room, a laundry area, and several terraces with stunning panoramic views. From here, breathtaking sea views become the perfect backdrop for every sunrise, while



Price: 850.000 €

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D	94.4	24.4
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🇪🇸 Disponemos de más fotografías de la propiedad.  
 Contáctenos para más información.

🇬🇧 We have more photographs of this property.  
 Please contact us for more information.

🇫🇷 Nous avons plus de photos de cette propriété.  
 Contactez nous pour plus d'informations.

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