

## house for sale Alaior, Alaior



Remax Grup Direct Collection presents:~~In Calan Porter, a cosmopolitan urbanization, especially in summer time, only 15 minutes away from the airport of the island with one of the best attractions that Menorca offers: 'Cova d'en Xoroi' a bar in a cliff cave where the sunsets are simply incredible, to have a drink in a lounge atmosphere with your friends, apart from its wonderful sandy beach and next to all the services that the urbanization offers, we offer you this semi-detached house.~~It has more than 80m2 built on a plot of 800m2. Recently refurbished, its distribution is as follows:~~The property welcomes us with a large garden, with the barbecue of the villa to the right of it, with a very good sized storage room next to it,~We go up some steps and we find the uncovered porch of the property, ideal for sunbathing in the warm summer days.~We enter and its open plan and modern layout leads us directly into the living/dining room. To the left we find the functional and renovated kitchen, a good sized single bedroom, a double bedroom with a very good sized wardrobe and the bathroom on this floor.~The uniqueness of the house comes when you go up some side stairs and we have the third double bedroom with en-suite bathroom completely independent from the house itself but occupying the surface of the house. Ideal for when guests come and give them their share of privacy.~The terrace is enormous and to access it you go up the stairs to the left of the property. It is true that it is communal to both villas but being only two neighbours there is no problem to enjoy the views that Calan Porter offers.~~It is sold fully furnished and equipped. Don't tell us, clients, that this is not an extremely interesting opportunity. It is not too late to ask us to visit it without obligation.~~ReMax Grup Direct Collection will be delighted to show it to you.~~We looking forward to seeing you!!!!~~ReMax Collection Grup Direct reminds you:~The sale price of the property is €370,000, which includes the estate agency's fees, corresponding to 5% plus VAT for these services. This price does not include the corresponding ITP tax or VAT, which is 8%, or notary and registration fees, which are estimated at approximately 2% of the sale price and must be paid when signing the corresponding public deed.~~The percentage of taxes is calculated on the final price of the public deed and may vary depending on subsidies, grants, age and other circumstances of the taxpayer.~~Registration ROAIIB – GOIBE739576/2024

### property details

Spanishestate

**6357969**

### contact

real estate agent:

**Grupdirect**

id:  
reference:: **200-JM149**  
close to/ located: **Alaior**  
region: **Alaior**  
property type: **house**  
rooms: **3**  
property surface: **95 m2**  
surface plot: **806 m2**  
price: **€ 350.000**

name: **not available**  
spreekt: **not available**  
telefoon: **+34971722722**