

## house for sale Mahón 07703, Mahón

Large town house between party walls, built with stone (marés) in the nineteenth century at the street Rovellada de Dalt No. 58, in the center of Mahon (Menorca). It has 347 m2 built, according to the land registry. It has carpentry, wooden beams and original stone facade and high ceilings.

The street of Sa Rovellada de Dalt is one of the most central of Mahon, with easy access to all services, leisure and gastronomy of the city.

The cadastral reference is (please use the form to respond ) FE0176S0001GO and corresponds to the urban uses of zone 2: carrers de cases (articles 125 and following of the General Town Planning Plan of Mahón of 2012).

The house is divided (without horizontal division) into two dwellings, one on the first floor and vaulted basement and another on the first and second floor (both with the peculiar distribution of the old Menorcan houses and architectural details of the time), with the possibility of horizontal division into three units and residential use, restoration, services or commercial. It has a patio of about 60 m2, two outdoor storage rooms, latrine and barbecue. There is the possibility of building a small swimming pool.

The first floor consists of three connected rooms, hallway, stairs leading down to the basement, living room, kitchen and bathroom. In the kitchen there is a well, about eight meters deep for the collection of rainwater.

The second floor consists of kitchen, bathroom, toilet-laundry room, hallway, living room and dining room (the latter two with two interior rooms).

The second floor consists of three rooms and hallway.

The house has electricity, water and fiber optic installations in operation and structure in good condition. It is in conditions to be inhabited, although a renovation would be desirable.

The house is located in Mahón, the capital of Menorca, the easternmost island of Spain and with one of the largest natural harbors in the world. UNESCO declared Menorca a Biosphere Reserve on October 7, 1993, due to the high degree of compatibility achieved between the development of economic activities, the consumption of resources and the conservation of a heritage, including prehistoric monuments, and a landscape that has maintained, and continues to maintain today, an exceptional quality. Proof of this are its crystal clear waters, clean beaches, dense vegetation and a remarkable diversity of Mediterranean habitats, many of which are Nature Reserves, home to species of animals and plants unique to the island.

Sustainability, less urban saturation and the changes of habits caused by the pandemic make Menorca a very attractive place for quality tourism, increasing the demand of properties for first and second residence and investors, being the present a great moment to acquire properties in the island.

Translated with (please use the form to respond ) Translator (free version)

## property details

Spanishstate **4610799**  
id:  
reference:: **-**  
close to/ located: **Mahón 07703**  
region: **Mahón**  
property type: **house**  
rooms: **8**  
property surface: **347 m2**  
surface plot: **180 m2**  
price: **€ 380.000**

## contact

name: **FERNANDO GARCIA**  
spreekt: **English, Spanish**  
telefoon: **not available**