

# Villa De Baix

**Region:** Menorca **Sleeps:** 6

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## Overview

Villa De Baix is a charming three-bedroom villa nestled in the peaceful village of Binisafuller, Menorca, comfortably accommodating six guests. The villa's layout features two air-conditioned twin bedrooms on the ground floor, ideal for families, while the spacious master bedroom upstairs offers an en-suite and a private balcony with sweeping views of the Mediterranean. The open-plan living space blends comfort with functionality, featuring a fully equipped kitchen and a welcoming living room that leads to an outdoor terrace.

Outside, guests can relax by the private pool, set within an enclosed garden designed for both relaxation and family activities. The garden offers a shaded seating area, a barbecue, and a quality wooden dining table that is perfect for enjoying some alfresco dining on!

Villa De Baix's location in Binisafuller offers a coastal escape, ideal for those looking to explore Menorca's natural beauty and traditional charm. The villa is just a short walk from the island's clear, sandy beaches and charming coves, including Cala Binisafuller and Cala Binibeca, where guests can enjoy sunbathing, swimming, and snorkeling. The surrounding area is rich with authentic Menorcan culture, with nearby restaurants serving local seafood and island specialties.

## Facilities

Chef/Cook Available • Special Offer • Has Offer • Villa • Tennis Nearby • Cots (Cribs) • Private Pool • Walk to Beach • Beach Nearby • Air-Con • Wi-Fi/Internet • Maid Service Included • Golf Nearby • Pre-Stocked Fridge Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Recommended • Ideal for Kids • Ideal for Teens • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV • High Chair(s) • Parking Space • Walking/Hiking Paths • Outstanding





# Interior & Grounds

## The Villa

### Ground Floor

- Open plan living area with sofa, ceiling fans, wall-mounted TV, and access to the exterior
- Fully-equipped kitchen with access to the exterior
- Bedroom with twin beds, and access to front terrace
- Bedroom with twin beds, ceiling fan, and access to the side terrace with small table and chairs
- Shared shower and toilet

### First Floor

- Bedroom with double bed, en-suite shower and toilet in the bedroom, air conditioning, and access to a private balcony

### Outside Grounds

- Private swimming pool (8 x 4 m approx.) and outdoor shower
- Pool terrace
- Walled garden
- Dining terrace
- Barbecue
- Side terrace with seating

### Additional Facilities

- Wi-Fi
- Air-conditioning (not in all rooms)
- Washing machine
- Dishwasher
- Microwave
- Coffee machine
- Iron and ironing board
- Hairdryer
- Ceiling fans
- TV

*Tourist License: ET2031ME*



# Location & Local Information

Villa De Baix is nestled in the seaside village of Binisafuller, located along the picturesque coastline of Menorca. The villa is just a short stroll from the crystal-clear waters. The surrounding area offers a blend of natural beauty and local charm, with numerous walking paths along the coastline and opportunities for water activities such as kayaking, sailing, and snorkeling.

The nearby village is known for its laid-back atmosphere, and within a short drive, you can explore other charming coastal villages, each offering quaint cafes, local seafood restaurants, and traditional Menorcan delicacies. Don't miss out on tasting the island's famous *caldereta de langosta* (lobster stew) or local cheeses and wines.

For sightseeing, Menorca's UNESCO Biosphere Reserve offers hiking and cycling trails, while historical sites like the ancient Talaïotic settlements are just a short drive away. The island's rich culture, celebrated through vibrant festivals, local crafts, and traditions, makes Villa De Baix the perfect base for a truly immersive holiday experience.

## Local Amenities

Nearest Airport	Menorca Airport (10 km)
Nearest Ferry Port	Mahon Port (15 km)
Nearest Town	Binibeca (3 km)
Nearest City	Mahón (12 km)
Nearest Restaurant	El Patio Binibeca (3 km)
Nearest Bar/Pub	BB Cocktail Bar Menorca (3 km)
Nearest Supermarket	Spar Supermarket (3 km)



Nearest Beach	(400 m)
Nearest Golf	Golf Son Parc Menorca (33 km)
Nearest Tennis	Club Tennis Maó (10 km)

## What we love

- The upstairs bedroom includes an en-suite and a private balcony, perfect for taking in sea views and the peaceful surroundings!
- The villa's outdoor space offers a private pool, shaded seating, and a barbecue area, creating a relaxing environment for al fresco dining and family gatherings
- The well-equipped kitchen and open-plan living area extend to an outdoor terrace, blending indoor comfort with outdoor charm
- Villa De Baix is located near Binisafuller's sandy beaches and coves, ideal for swimming, snorkeling, and sunbathing

## What you should know...

- We recommend hiring a car to be able to explore everything that this beautiful island has to offer
- Please note that air-conditioning is featured in the main bedroom only
- There is no security fence around the pool, so children must be supervised at all times

# Terms & Conditions

- **Security deposit:** £400 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4 pm.
- **Departure time:** 10 am.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes, standard changeover clean included. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations upon request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** There is a Balearic Eco Tourist Tax of €2.20 per person per night for over 16's for the first 9 nights, reducing to €1.10 per person per night thereafter. This is not included in the rental price and will need to be paid to Olivers Travels with the balance payment.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.