

# Villa PistoriaX

Region: Menorca Sleeps: 10

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## Overview

This beautiful, secluded villa in the heart of Menorca offers the ultimate privacy, tranquillity and simplicity, with a large garden, stunning pool with a sun terrace and traditional interior.

Upon approaching the property you will notice first how wonderfully remote it is, surrounded by fields and trees in all directions! And then; the large private parking area available, with room for up to 4 cars. Stepping inside, there is a large open plan living and dining area, with gorgeous wooden furnishings, including a stunning dresser, and delightful beams stretching across the ceiling. There are various sofas and chairs to choose from throughout, all very comfortable and of the highest quality, as well as two separate dining areas. The kitchen is similarly spacious, with fine wooden cabinets and equipped with everything you could need to enjoy preparing a meal within, including a variety of coffee making equipment and a juicer!

The first of the five bedrooms, with two single beds, can be found on this floor, alongside a bathroom. The further four bedrooms are all located on the first-floor, two doubles and two twin rooms, all with ensuite bathrooms as well as fine wooden furnishings, ranging from attractive fitted wardrobes and dressing tables to excellent quality beds and bedside tables, all inkeeping with the traditional, beautiful style of the ground-floor rooms. Each bathroom is clean and modern, with tasteful traditional touches, highlighting the attention to detail apparent throughout the villa!

All that remains to explore is the charming garden space! With a well-maintained lawn and a large, sheltered terrace space equipped with a calming area in which to relax, a dining table for up to 10 people and a stone barbeque, you have everything you need to truly make the most of the fine Menorcan weather! The pool itself is huge and is accompanied by a row of comfortable sun loungers on which you can sit back and indulge in the sunshine all day long, arising only to cool off in the pool!

And all of this is nestled in the very heart of Menorca, allowing you the easiest of access to every part of the island! All you have to do is tear yourself away from the comfort of the poolside, and the island's your oyster!



## Facilities

Golf Nearby • Walking/Hiking Paths • Private Pool • Walk to Village • Ideal for Kids • Maid Service Available • Ideal for Teens • Pets on Request • Cots (Cribs) • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## *Ground Floor:*

- Kitchen: Ceramic hob, Refrigerator, Microwave, Oven, Freezer, Washing machine, Dishwasher, Dishes/Cutlery, Kitchen utensils, Coffee machine, Toaster, Kettle and Juicer
- Living area: TV, with access to garden
- Bedroom: 2 single beds
- Bathroom: Shower, WC

## *First Floor:*

- Bedroom: double bed with ensuite including Bath, Shower, WC
- Bedroom: double bed with ensuite including Bath, Shower, WC
- Bedroom: 2 single beds with ensuite including Shower, WC
- Bedroom: 2 single beds with ensuite including Shower, WC

## *Outdoor Grounds:*

- Swimming pool (10 x 4m)
- BBQ
- Terrace
- Sun Loungers
- Open air parking (4 spaces)

## **Additional Facilities:**

- Wi-fi
- Iron
- DVD

Touristic Registration Number: 37



# Location & Local Information

The Balearic island of Menorca is the quieter, unspoilt version of its big sisters Majorca and Ibiza.

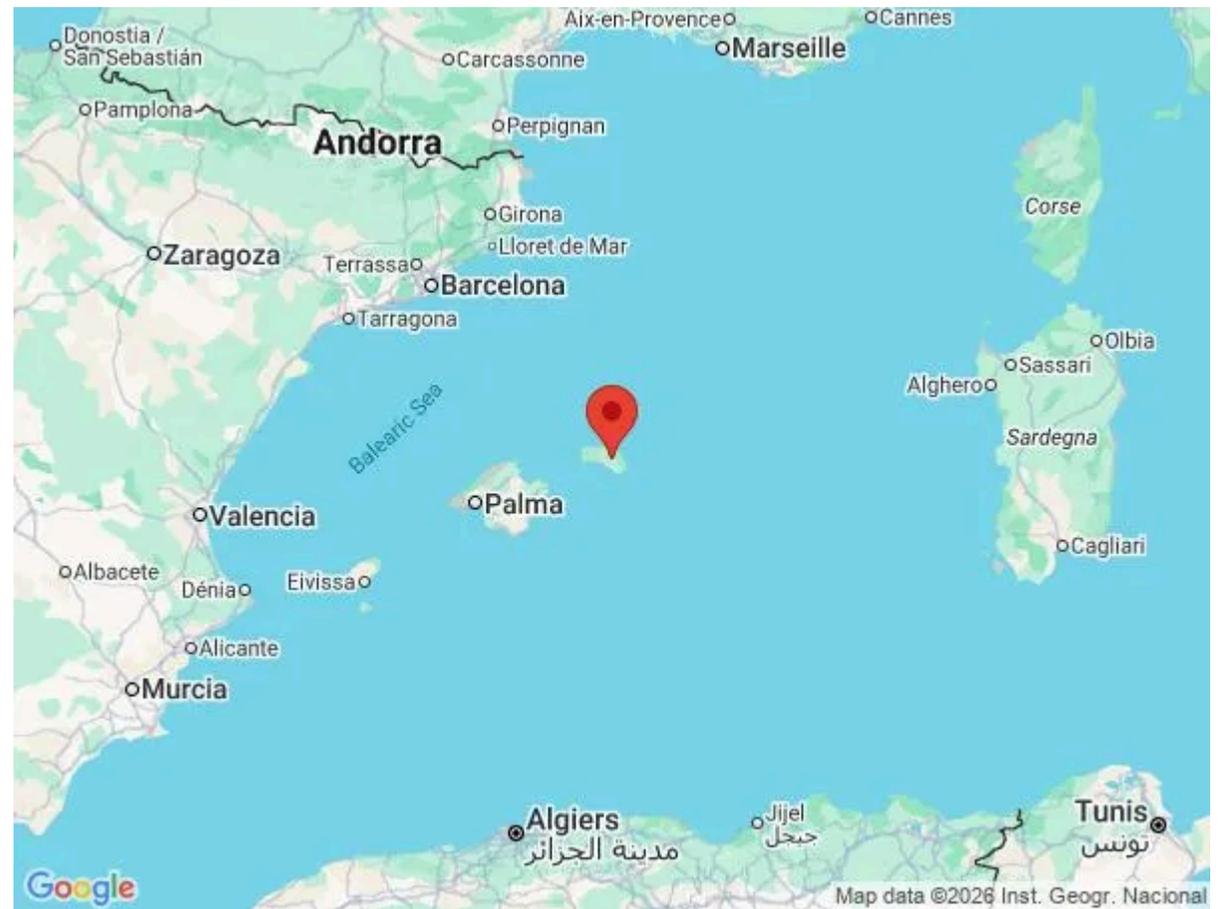
While it is partly known for its traditional summer fiestas, which take place in different towns around the island all summer long (with origins dating back to the 14th century!) it's really the place for those who enjoy a calmer, slower pace of life.

Aside from its traditional fiestas, Menorca is better visited for its white-sand bays such as Pregonda and Cala Macarella, clear, turquoise water and more gentle activities like walking, cycling or horse-riding. With a coastline punctuated by beautiful coves and a landscape awarded the UNESCO Biosphere Reserve status, strewn with ancient stone monuments and an estimated 70,000km of dry-stone walls, this is an island for the nature lovers, and anyone looking for a little rest and relaxation.

With its fabulous location at the very heart of Menorca, Villa Pistoria benefits from being just a 15-minute drive from both the beautiful north coast beaches of Pregonda, Binimelá, playas de Fornells, Arenal d'en Castell and those in the south, Santo Tomás, Biigaus, Son Bou, Calan Porter! The local town of Alaior is within walking distance, putting all necessary amenities at your fingertips! The capital town of Mahon is also just 10 minutes away and makes for a beautiful day of strolling, with many narrow pedestrianised streets and historical sites to visit, as well as plenty of bars, cafes and restaurants.

## Local Amenities

Nearest Airport	<b>Menorca Airport</b> (14 km)
Nearest Ferry Port	<b>Mahon Ferry Port</b> (15 km)
Nearest Town	<b>Alaior</b> (2 km)
Nearest City	<b>Mahon</b> (15 km)
Nearest Restaurant	<b>Chauvoncourt</b> (2.2 km)
Nearest Bar/Pub	<b>Es Festuc</b> (2.5 km)
Nearest Supermarket	<b>Binipreu Alaior</b> (2.6 km)
Nearest Beach	<b>Cala en Porter Beach</b> (13.7 km)



Nearest Golf	<b>Golf Son Parc Menorca (13.8 km)</b>
Nearest Tennis	<b>Club Tennis Ferreries (16 km)</b>

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## What we love

- The vast pool and lawn alongside it offer the ideal spot for sunbathing, relaxing and enjoying the weather!
- We love the traditional décor throughout the villa, bringing a little piece of Menorcan culture into the home
- The wooden furniture is simply stunning, creating a truly traditional feel within every room!

## What you should know...

- While Villa Pistoria does not offer air conditioning, there are fans available for just €2/night, and a fabulous pool in which to cool off!
- The brilliant isolation of the villa allows for absolute privacy, but it does mean having access to a car is very important to allow you to explore the local area, and further afield!

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection
- **Arrival time:** 2:00 pm
- **Departure time:** 10:00 am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price. Changed every 10 days
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per booking will apply (paid locally)
- **Other Ts and Cs:** Maid service available, €18/hour This accommodation does not accept groups of people under 25
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes. However, 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 on request
- **Tax:** Balearic Eco Tourist Tax of €2.20 per person per night for over 16's is included in the rental price
- **Internet access?:** Wi-Fi internet access included