

# Villa Los Leones

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

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## Overview

Enviably positioned amidst the residential area of San Jaime Mediterraneo, that borders the seaside neighbourhood of Son Bou, this immaculately presented residence offers space, quality and comfort. At the same time, it is just a short drive from the pretty bay of Son Bou. Enjoying enticing views across gently sloping countryside and over the tops of whitewashed homes towards the shimmering sea, the property's barbecue area and terraces are enviably positioned. Boasting a wide covered terrace that provides the perfect setting for meals al fresco, the focal point of this charming home is an imaginatively designed open plan living room which exudes style and elegance and leads directly out to the pool area.

Step inside to find a large sitting area with comfortable sofas and large windows that access the exterior patio and connect to an independent corner dining area. The compact modern kitchen, is perfectly distributed to offer a fully equipped kitchen for an ideal self-catering experience. Villa Los Leones has 3 double bedrooms consisting of a master bedroom with double bed and en-suite bathroom, 2 twin bedrooms ( one with en-suite ) also one family communal bathroom.

Comprehensive amenities which include supermarkets, boutiques, bars, cafes, many first class restaurants and the wonderful sweeping sandy beach of Son Bou are all very close to hand.

## Facilities

Air-Con • Wi-Fi/Internet • Walk to Beach • Villa • Walking/Hiking Paths • Special Offer • Has Discount • Walk to Village • DVD • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr





# Interior & Grounds

## *Ground Floor*

- Lounge with comfortable seating, TV and access to the terrace
- Dining area with table and chairs to seat 6
- Fully equipped kitchen
- Master bedroom with double bed and en-suite shower room
- Bedroom with twin beds and en-suite shower room
- Bedroom with twin beds
- Family bathroom

## *Exterior Grounds*

- Private swimming pool with roman steps
- Sun loungers
- Brick barbecue area with table and chairs
- Private drive and parking space
- Covered dining terrace

## **Additional Facilities**

- Dishwasher
- Smoke extractor,
- Toaster
- Squeezer
- Mixer
- Coffee machine
- Microwave
- Kettle
- Safe
- Iron and ironing board
- Hair dryer
- Washing machine
- Smoke detector
- Fire extinguisher



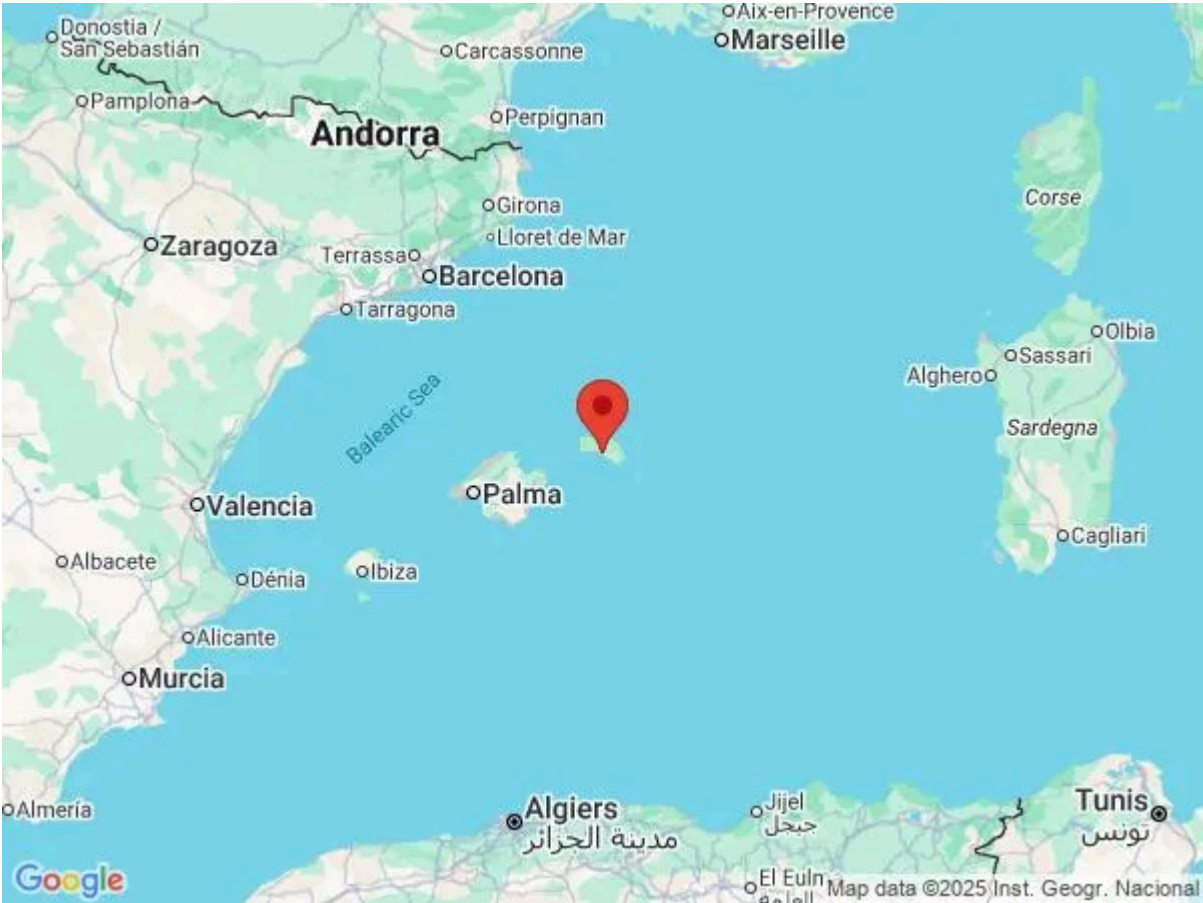
# Location & Local Information

Son Bou, Menorca, emerges as an outstanding holiday destination renowned for its pristine beauty and diverse offerings. The extensive white sandy beach, one of the island's longest, beckons sun-seekers with crystal-clear waters and exciting water sports. Its family-friendly atmosphere extends to vibrant seaside restaurants, charming shops, and captivating water parks, ensuring a delightful experience for all ages.

The village exudes a relaxed ambiance, providing a perfect blend of tranquility and local vibrancy. With an array of recreational opportunities, including beachside activities and cultural richness through historical sites like the Basilica Paleocristiana de Son Bou, this destination promises an unforgettable and enriching holiday for visitors.

## Local Amenities

Nearest Airport	Mahon (23 km)
Nearest Ferry Port	Mahon Ferry Port (23 km)
Nearest Village	Son Bou (3 km)
Nearest Town/City	Alaior (12 km)
Nearest Restaurant	Jardin de Menorca (1 km)
Nearest Bar/Pub	Kit Cat Bar (2 km)
Nearest Supermarket	Supermercado Sant Jaume (2 km)
Nearest Beach	Platja de Son Bou (3 km)
Nearest Golf	Golf Son Parc Menorca (26 km)





## What we love

- Villa Los Leones has amazing views of the Son Bou beach and coastline from the terrace and pool area
- The villa is built on one level, ideal for children or those with reduced mobility
- Just a short distance from the beach, walking and hiking paths and seaside activities, this villa is ideally located for those travelling with children

## What you should know...

- Although walking distance to amenities, the villa sits on a hill so we would recommend hiring a car
- The private swimming pool is unfenced, so little ones must be supervised when playing in the vicinity
- There is a range of double and twin rooms, ideal for those travelling as a family

# Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.
- **Arrival time:** 4 pm. An early check-in may be possible, on request, and with prior agreement from the property manager before the arrival date. Please request this during the booking process.
- **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 permitted.
- **Other Ts and Cs:** - A cot and a high chair are available on request and at an extra cost of €5 per item per night. Please request during the booking process. <Br> - An extra bed is available on request and at an extra cost of €12 per night. Please request during the booking process. <br> - A light clean and a change of towels every 4 days is included in the rental price. A change in bedsheets is available every 8 days.
- **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 and Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Not available at this property.
- **Pool heating charge?:** Not available at this property.
- **Tax:** Balearic Eco Tourist Tax of €2.20 per person per night for over 16's is not included in the rental price and will need to be paid locally in cash or by card on arrival.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Not included.