

# Villa Neizan

Region: Menorca Sleeps: 6

## Overview

Villa Neizan is a lovely, elegant 4 bedroom villa, very close to the sea, in the quiet location of Es Canutells on the south-east coast of Menorca. It is unusual in that it has one double and two single bedrooms in the main villa and a separate annexe with a double room and bathroom. It is suitable for up to 6 guests. The villa would be ideal for a family travelling with grandparents who would appreciate a little of their own space. Otherwise, it would suit a family with older children or friends.

The villa is just 4 minute's walk from the romantic beach of Es Canutells and closes to several shops, a supermarket and restaurants. Es Canutells's beach is just 60m long and 50m wide, and it preserves the feeling of the past. It is great for families as it is peaceful with shallow water and so close!

This Minorcan style villa is bright and beautiful. There is so much light and being open-plan it is very spacious. It is all on one level, so the plot is huge at 960sqm. The wonderful garden and pool terrace is large, so there is plenty of space for children to play. There are two separate dining areas outside - one for barbecues, and plenty of sunbeds surrounding the pool. The plot is very private, so children will enjoy squealing with joy in the pool without disturbing others.

The open-plan living, dining, kitchen area is a lovely, charming space. It is so comfortable with many windows and doors letting the light in. The exquisite furniture has been well chosen. One of the single bedrooms is separated from the lounge area by a curtain, and this bedroom shares a bathroom with the other single room. The wonderful double room has its own en-suite bathroom. The annexe is lovely and gives some space to 2 guests away from the noisy young ones!

## Facilities

Villa/House • Modern • Great Value • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Working Fireplace/Woodburner • Fenced Grounds • Watersports • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## The Villa

Villa Neizan is a Minorcan style villa, located very close to the sea in the quiet urbanization of Es Canutells, southeast of the island, near to local amenities. There are 4 bedrooms and 3 bathrooms, and it can accommodate up to 6 people

### Ground Floor

- Open plan living area with fireplace
- Dining area for 8 people
- Fully equipped kitchen with toaster, microwave, kettle, etc.
- Second living area with dining for 4 people
- Bathroom with bathtub
- Bedroom with a single bed that communicates with the living room and can be separated by a curtain
- Bedroom with double bed & en-suite bathroom with walk-in shower
- Bedroom with a single bed

### Annexe

- Separated entrance
- Bedroom with a double bed
- Bathroom with walk-in shower

### Exterior Grounds

- Swimming pool
- Large patio & garden area
- Covered / uncovered terrace
- Six sun loungers
- Sitting & dining area
- Built-in barbecue

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Guest apartment
- Dishwasher
- TV
- Sun loungers
- Ceiling fans
- BBQ

Tourist license number: ET 1790 ME



## Location & Local Information

Es Canutells is a peaceful resort for guests wanting a relaxing stay. It is situated between the larger resorts of Binibeca and Cala en Porter, just 10-15 minutes from Mahon airport. It is located on one side of an attractive inlet with the lovely sandy beach backed by a pristine natural gorge with an extensive cane forest. There is a small bar-restaurant with views over the beach. It is not commercialised, but it is not far to go if you want watersports and more going on.

Cala en Porter is well-loved by visitors with lovely restaurants, bars, nightclubs, little pop-up market stalls on some evenings and a fabulous beach with perfect sand. It is set on the cliffs of a stunning bay in a now protected nature area giving stunning views. The restaurants serve delicious Mediterranean meals.

It is a great area for walking, cycling, horse riding and other outdoor activities. As the light fades, the frogs in the nature reserve begin their nightly chorus. The coast has two delights, Covas den Xoroi and Cales Coves - wonderful for snorkelling, swimming and sunbathing. Covas den Xoroi is located in spectacular natural caves 25m above the sea with outdoor platforms to gaze at the incredible sunsets and listen to live music.

Binibeca has a lovely beach and harbour, with cobbled streets and whitewashed houses, quaint shops and rustic restaurants. Again there is lovely countryside for cycling, walking or horse riding. There are many trails to follow.

It is worth visiting the picturesque capital, Mahon. It is known locally as Mao and is a lively city rich in history and culture. The 18th-century gin distillery is very interesting, and there are many independent shops selling leather, pottery and other crafts as well as boutiques and restaurants. Close to the Placa Espanya is the pretty 18th century Carme church.

Next door is the early morning fish market which is fascinating to walk through. Mahon is well known for its classy nightlife and waterfront bars and clubs. Mahon's huge natural harbour is best seen on a boat trip. There are many, including glass-bottomed boats.

## Local Amenities

Nearest Airport	<b>Menorca Airport (10km)</b>
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Nearest Ferry Port	<b>Mahon Ferry Port (13km)</b>
Nearest Village	<b>Es Canutells (7km)</b>
Nearest Town/City	<b>Mahon (11km)</b>
Nearest Restaurant	<b>Es Canutells Restaurant (250m)</b>
Nearest Bar/Pub	<b>Chepas Bar Cafe (100m)</b>
Nearest Supermarket	<b>Supermarket My Bird (100m)</b>
Nearest Beach	<b>Es Canutells Beach (300m)</b>
Nearest Golf	<b>MiniGolf Es Canutells (250m)</b>
Nearest Tennis	<b>Es Canutells Tennis Court (200m)</b>

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## What we love

- Lovely location with a sweet little beach close to the airport
- Separate annexe for two guests – this could really suit grandparents
- The garden is large, so plenty of space for children to play
- This villa is so close to the beach!

## What you should know...

- One of the single bedrooms is separated from the lounge area with a curtain so you need to think about who would take this room and go to sleep!
- Although you can manage in this area without a car, it might be useful to visit this lovely island
- There are a number of places for horse riding and diving lessons

# Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not available on this property.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price
- End of stay cleaning included?: 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on 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 on arrival.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: A non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).
- Other 2: A copy of the lead persons passport must be sent as soon as the deposit payment is made. If the lead person, at this stage, does not have a valid passport then an alternative person will need to be the lead person of the booking. The owner will not accept the booking unless he has a copy of a passport is submitted.