



V154 FORMENTERA ES CAP DE BARBARIA VILLAS – 3 BEDROOMS

 Bedrooms 3

 Bathrooms 2

 VILLA

 ES CAP DE BARBARIA

 3,216 sqm

 107 sqm

 Sea View – Fantastic location
Very close to the beach
Terraces – Patios - Garage



Laffittacase
AGENCIA INMOBILIARIA

Exceptional Villa in Cap de Barbaria - Formentera

Set in one of Formentera's most exclusive and protected locations, this charming villa is positioned just 250 metres from the cliffs, within the natural reserve of Cap de Barbaria. Immersed in unspoilt Mediterranean forest, the property enjoys open sea views towards Ibiza and complete privacy.

Built in 1980 and arranged on two levels, the villa offers a well-balanced layout featuring three double bedrooms, a kitchen with dining area, a welcoming living room with fireplace, one full bathroom and an en-suite bathroom to the master bedroom. A 90,000-litre water cistern ensures excellent autonomy.

The outdoor areas define the property's true value: generous terraces on both levels provide panoramic sea views, natural light and an exceptional setting to enjoy sunsets over Es Vedrà. The landscaped garden blends seamlessly with the surrounding nature, enhancing the sense of tranquillity and exclusivity.

The plot also includes a 15 m² garage, suitable for parking or easily convertible into additional living space. Cala Saona beach is only a five-minute drive away.

A rare opportunity to acquire an authentic Formentera home in a protected environment, ideal for those seeking privacy, and timeless island charm.















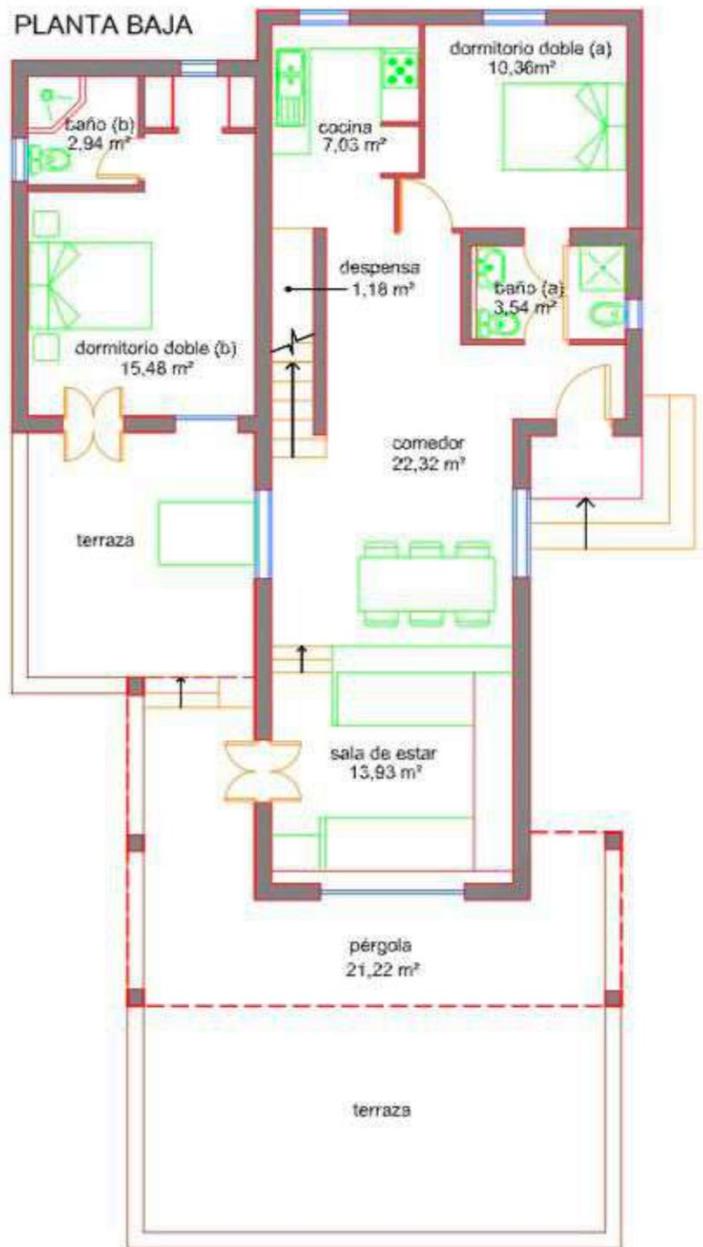








PLANTA BAJA



PLANTA PRIMERA

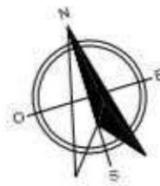


SUPERFICIE HABITABLE DE LA VIVIENDA

Sala Estar: 13,93 m²
Comedor: 22,32 m²
Cocina: 7,03 m²
Despensa: 1,18 m²
Dormitorio Doble (a): 10,36 m²
Dormitorio Doble (b): 15,48 m²
Dormitorio Doble (c): 12,80 m²
Baño: 3,54 m²
Baño: 2,94 m²

TOTAL: 89,58 m²

(Garaje: 15 m²)



Escala (ISO A4): 1/100



ES CAP DE BARBARIA

