



**€1,225,000**

Ref: PP175240

346 sqm

This 4-bedroom villa is situated in a no exit street, in an extremely quiet area. It offers a breathtaking and definitive view of the sea and the mountains. At an altitude of just 290 metres. This...

• Pool

• A/C

• Garden

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Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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## Property Description

This 4-bedroom villa is situated in a no exit street, in an extremely quiet area. It offers a breathtaking and definitive view of the sea and the mountains. At an altitude of just 290 metres. This property benefits from excellent sun exposure and pleasant temperatures all year round. Ideal for those looking for tranquillity and comfort, the house is just 5 minutes from the main essential services in the Calheta area and 30 minutes from the city of Funchal.

This villa has three floors. On the ground floor there is a closed garage for two cars, a technical room and a storage room. On the first floor there are social areas, a kitchen, a laundry room, a bedroom and a full bathroom to support this floor. On the top floor there are three bedrooms, one of which in suite, a bathroom, an office and a large balcony with sea views.

The villa stands out for its great structural qualities and the quality of its equipment. The bedrooms and living room have large windows with spectacular sea views, creating a bright and relaxing atmosphere. Outside, there are large living spaces, perfect for moments of leisure and socialising, complemented by a fantastic swimming pool and a well-designed garden.

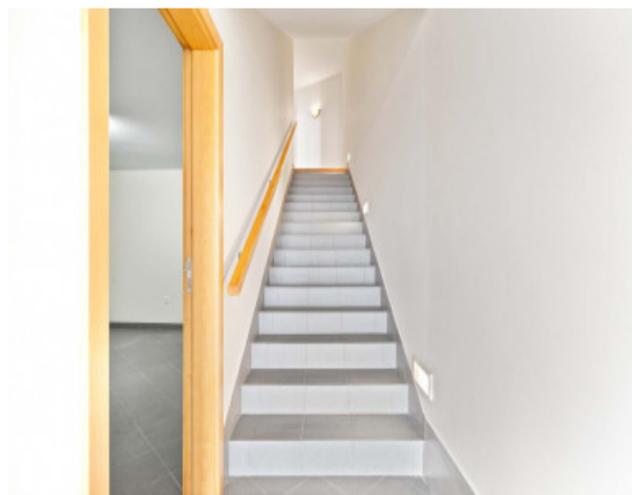
In addition, the house is equipped with a central vacuum system, air conditioning system ensuring a pleasant environment in all seasons, and water heating is done through solar panels, promoting energy efficiency and sustainability.

This villa has a total land area of 1407m<sup>2</sup>, in which you can keep the detached 727m<sup>2</sup> plot for part of your garden with fruit trees, or in the future build another villa and even monetise it as accommodation.

This villa offers a perfect combination of quality of life, privileged location and comfort, making it an excellent business opportunity.

Book your visit now.

# Gallery



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## Additional Details

### Attributes

|                           |                            |                              |
|---------------------------|----------------------------|------------------------------|
| <b>Status</b><br>Sold     | <b>Net Area</b><br>346sq m | <b>Gross Area</b><br>346sq m |
| <b>Year Built</b><br>2009 |                            |                              |

### Property Features

|      |     |        |
|------|-----|--------|
| Pool | A/C | Garden |
|------|-----|--------|

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## Site Floorplan

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