



# €1,995,000

Ref: JL-95385

7- Bedroom villa with 582 m<sup>2</sup> of gross construction area, with swimming pool, located in Arrábida Natural Park, set on a 10,250m<sup>2</sup> plot in Azeitão, Setúbal. The property is strategica...

- Garden
- Fridge
- Fireplace
- Washing Machine
- Dishwasher
- Sea View

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

## Property Description

7- Bedroom villa with 582 m<sup>2</sup> of gross construction area, with swimming pool, located in Arrábida Natural Park, set on a 10,250m<sup>2</sup> plot in Azeitão, Setúbal.

The property is strategically distributed over two floors with seven bedrooms and four living areas, offering multiple residential possibilities.

The ground floor features a spacious open-plan living and dining room, equipped kitchen with direct access to the terrace, master suite with walk-in closet and private bathroom, two double bedrooms sharing a complete bathroom, and laundry room.

The lower floor comprises an additional suite with independent garden access, three generous bedrooms with built-in wardrobes, three multipurpose rooms ideal for office, library, games room or cinema, two support bathrooms and extensive storage areas.

This configuration easily allows for the creation of an independent studio apartment with its own entrance, ideal for rental income or guest accommodation.

The 10,250m<sup>2</sup> plot includes a large swimming pool, garden areas, paved leisure spaces, multiple parking areas and potential for developing vegetable garden, tennis court and other amenities.

The property also includes support annexes and automatic irrigation system.

The distinctive element of this villa is the unique 360-degree panoramic views that capture the city of Setúbal and the Arrábida mountain range.

The location in the heart of Arrábida Natural Park ensures legal protection against surrounding construction, guaranteeing absolute privacy and permanent tranquility in one of the country's most valuable landscape and environmental areas.

The property benefits from a strategic location: walking distance from classified hiking trails, natural viewpoints and the historic village of Azeitão with its wine estates and traditional cheese dairies; driving distance of 12 minutes from Setúbal's historic center and Livramento market, 18 minutes from the paradise beaches of Portinho da Arrábida and Figueirinha, 25 minutes from Palmela and Mc

Arthur

Glen Designer Outlet, and only 35 minutes from Lisbon via A2/A12, with direct access to main communication routes.

logo

# Gallery



logo

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## Additional Details

### Property Features

Garden	Fireplace	Dishwasher
Fridge	Washing Machine	Sea View

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## Site Floorplan

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