



## Charming 4 bedroom villa with pool, Vila Nogueira de Azeitão



### Στοιχεία μεσίτη

Όνομα:	Cesar de Brito
Όνομα εταιρείας:	DE BRITO Properties
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 875,000

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	District of Setúbal
Πόλη:	Setúbal
Δημοσιεύθηκε:	16/08/2024

#### Περιγραφή:

Located in the heart of the beautiful and picturesque village of Vila Nogueira de Azeitão, at the foot of the Serra da Arrábida National Park, this unique house is a true gem. Combining modern design with old-world charm, this property offers a singular living environment. Its intelligent layout and bright spaces create a warm and inviting atmosphere. Imagine enjoying the tranquillity while you're in the city, strolling through the small streets and enjoying the local commerce, while also having the opportunity to take beautiful hikes in the mountains, all within walking distance!

This house consists of:

On the ground floor, a spacious and pleasant open-space, with an equipped kitchen and a living room where the old wine press has been preserved.

An office and a bathroom complete this floor.

On the first floor, there are four bedrooms, one of which is a suite with a terrace offering a fantastic view of Lisbon and the surrounding landscape. In addition to this, there is a shared bathroom.

The exterior area includes a garden with a 120 m<sup>2</sup> orchard and a 180 m<sup>2</sup> patio with a covered barbecue



area and an outdoor dining living room. The heated pool, with excellent sun exposure, will fully satisfy you.

The house is self-sufficient in energy and water thanks to the solar panels and a 32-meter well. (air conditioning, central heating with heat pump, 11 photovoltaic panels and solar panel, double glazing)

Located 35 minutes from Lisbon airport, 15 minutes from the beaches of Setúbal and Sesimbra, Almada or Caparica, and 10 minutes from Coima train station.

All services are within walking distance: post office, schools, supermarkets, shops, cafés, restaurants, hairdressers, barbers, various services, churches, wineries...

This property represents a rare opportunity not to be missed. Contact us for more information about this exceptional offer. - REF: CC151A

Κατασκευάστηκε: 1951

### **Κοινά**

Κρεβατοκάμαρες: 4  
Μπάνια: 3  
Μέγεθος αυλής: 373,52 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: CC151A

