



## Cosy quiet villa at a cul-de-sac within the award-winning Palheiro Village



### Informazioni sull'Agente

Nome:	Andreia Nóbrega
Nome della ditta:	Imopalheiro
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 800,000

#### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Madeira
Città:	Funchal
Indirizzo:	São Gonçalo
Cap:	9060-382
Pubblicato:	14/03/2024

#### Descrizione:

Villa 37 is quietly located at a cul-de-sac, and offers panoramic sea views from both floors as well as the garden area.

Built within the award-winning Palheiro Village condominium, part of the famous Palheiro Nature Estate, villa 37 was designed to take advantage of the hillside location. This split-level accommodation is beautifully arranged, with a construction area of approximately 184 sq. m. plus extensive terraces and a private garden area.

The access to this three bedroom villa is at the upper floor level, where the car-port and entrance porch are positioned. An impressive solid-wood front door gives access to the entrance hall and double-storey height stair well.

The upper floor is split into two levels, with the master bedroom and en-suite bathroom at the higher level, with a short flight of stairs down to an intermediate landing and bedrooms 2 & 3.



The extensive lounge, dining & kitchen are located at the lower floor level, with a large pergola-covered terrace giving space to relax in the sun and enjoy the special views over the Atlantic and the Bay of Funchal. There is also a guest WC and a storage room on this level.

From the main terrace there are steps down to the garden terrace and equipment storage room.

Ownership of the villa confers privileged access to the facilities of the Palheiro Estate including the Village Forum heated outdoor pool; 18-hole Palheiro Golf course and Palheiro Spa.

Careful attention to detail and high construction standards are maintained throughout Palheiro Village. The specification of the villas includes stone floor and wall tiles to bathrooms, under-floor heating throughout, pre-installation for air-conditioning, fitted wardrobes, open fireplace, security system and cable TV.

To ensure their homes are properly looked after, Owners in Palheiro Village can take advantage of the services offered by Palheiro Property Management. Properties are regularly inspected, cleaned and maintained to a high standard. For those interested in the investment potential of their property, a rental service is available under the regime of "Local Lodging" or Alojamento Local.

Palheiro Village, a private condominium designed by Michael Brown Associates, is built in a traditional external style and lies 10 minutes from the centre of Funchal & 15 minutes from the international airport. It offers a civilized, secure and restful environment to enjoy your holiday home or permanent residence. -

REF: V37

Nuovo: No  
Costruito: 2008

### Comune

Camere da letto: 3  
Bagni: 3

### Energy efficiency

Energy Consumption: D

### Lease terms

Date Available:

### Contact information

IMLIX ID: V37



IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

---

