



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 1,977,063.6

### Posizione

Nazione: Portugal  
Stato / Regione / Provincia: District of Setúbal  
Città: Setúbal  
Pubblicato: 15/09/2024

### Descrizione:

Magnificent and Exclusive Charming Farm in Azeitão - Villa Style Palace with Swimming Pool, tennis court, vast garden, orchard and several annexes. We present this spectacular farm, a true jewel located at the entrance of Vendas Azeitão, set in a plot of 15,250 sqm, surrounded by the lush nature of the Arrábida Mountain, a region rich in history and tradition and its vineyards and nature. This villa, with an impressive 404 sqm gross construction area, is a perfect example of elegance and comfort, ideal for those who are looking for a luxury residence in a privileged location. Characteristics of the Villa: Entrance Hall: Receive your guests in a majestic hall, embellished by a stunning staircase, which provides a palatial touch to the space. Spacious Rooms: Enjoy two large rooms, one with fireplace, ideal for socializing moments, and one for dining, perfect for fine dining. Fully Equipped Kitchen: A modern kitchen, equipped with all the necessary household appliances, ready for your culinary creations. Bedroom and Office: A cosy room and a functional office, providing versatility and comfort. Social Bathroom: A practical and elegant space, ideal for your guests. Two Suites: Luxurious suites offering all the comfort and privacy. First Floor: The first floor comprises an ample area with access to the attic, which can be converted into spacious bedrooms, allowing you to customize this space according to your needs. Outside: In addition to the charming interior, the farm has a large swimming pool where you can relax on hot summer days, a tennis court for sports lovers and vast gardens that invite moments of serenity and outdoor leisure, a spacious garage for 2 or 3 cars and annexes that can be transformed into ample bedrooms or studios. Location: Located in one of the most sought after regions, this farm is close to the Arrábida Mountain, where you can taste the famous regional products, such as the Azeitão cheese and the delicious Azeitão pies, and visit renowned wine farms, as the Quinta da Bacalhôa and the Quinta de José Maria da Fonseca. Access and Travel Times: Airport of Lisbon Travel time: Approximately 45-55



minutes by car. Route: Access by N10 towards the A2 (South Motorway) and then follow the A12 Motorway to the Humberto Delgado Airport. Motorway (A2): Travel time: About 10-15 minutes. Route: From Vendas de Azeitão, you can access the A2 through the N10 towards Coima. Centre of Azeitão: Travel time: Approximately 5 minutes by car. Route: Vendas de Azeitão is very close to the centre of Azeitão, using the N10 or the EN379. Sesimbra: Travel time: About 20-25 minutes by car. Route: Follow the N379, crossing the Arrábida Mountains, on a panoramic route to Sesimbra. Arrábida Natural Park: Travel time: Approximately 20-30 minutes. Route: Easy access by the N10 towards Setúbal and then by the EN379-1 towards the beaches of Arrábida. This is a unique opportunity to live in an authentic palace, wrapped in the history and charm of Azeitão. Don't miss the chance to turn this magnificent farm into your new dream residence. Porta da Frente Christie's is a real estate agency that has been operating in the market for more than two decades. Its focus lays on the highest quality houses and developments, not only in the selling market, but also in the renting market. The company was elected by the prestigious brand Christie's International Real Estate to represent Portugal in the areas of Lisbon, Cascais, Oeiras and Alentejo. The main purpose of Porta da Frente Christie's is to offer a top-notch service to our customers.

## Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	404 mq
Dimensione del lotto:	15250 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/HWHB-T12316/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HWHB-T12316/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: pdf-pf34725

