



## Charming 5-Bedroom Villa with Sea Views in Funchal



### Informazioni sull'Agente

|                   |                          |
|-------------------|--------------------------|
| Nome:             | Lucia Da Silva           |
| Nome della ditta: | Prime Properties Madeira |
| 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 725,000 |

### Posizione

|                              |                             |
|------------------------------|-----------------------------|
| Nazione:                     | Portugal                    |
| Stato / Regione / Provincia: | Madeira                     |
| Città:                       | Funchal                     |
| Indirizzo:                   | Funchal (Santa Maria Maior) |
| Pubblicato:                  | 11/04/2025                  |

### Descrizione:

Nestled in the serene parish of Santa Maria Maior, just 5 minutes from the heart of Funchal, this spacious detached villa offers a rare blend of comfort, versatility, and investment potential. Spread over 250 m<sup>2</sup> of built area and sitting on a 450 m<sup>2</sup> plot, this unique property features two fully independent units (T3 + T2) perfect for multi-generational living or generating income through Alojamento Local or long-term rentals.

### Key Features:

Two Independent Living Units A T3 and a T2, each with its own entrance, kitchen, and living areas, allowing for flexible living or rental arrangements

Bright and Spacious Interiors Large, sun-filled rooms with excellent southern exposure provide a warm and welcoming atmosphere throughout the home

Generous Outdoor Space Beautiful gardens, a wraparound yard, and a plot ready for cultivation, with plenty of space to build a pool if desired



Stunning Sea & Bay Views Enjoy tranquil vistas of the Funchal Bay right from your balcony

5 Bedrooms | 3 Bathrooms Spread across two floors, offering privacy and space for the whole family

Private Driveway with Parking Space Convenience and security included in the price

Well-Maintained & Move-in Ready In good condition, with fitted wardrobes, storerooms, and thoughtful layout

Interior Layout:

Ground Floor (T2 Unit):

Entrance hall

Open-concept living room and fully equipped kitchen

Bathroom with walk-in shower

Laundry area

Additional living space with another kitchen and a TV room

2 spacious bedrooms

1 bathroom

Office space with independent access, perfect for rental or home office

Upper Floor (T3 Unit):

3 bedrooms

1 full bathroom

Storage room

Balcony with sea view and access to attic

Added Amenities & Features:

Solar Panels Eco-friendly solution for water heating

Natural Spring Water Used for irrigation and outdoor cleaning

Built in 1987 Solid construction with timeless charm



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Located in a quiet cul-de-sac, offering peace, privacy, and safety

Excellent access to city services, transport, shops, and schools

### Why This Property?

This villa is more than a home its an investment in lifestyle and opportunity. Whether you're a family seeking room to grow, an investor looking for a high-yield property, or someone dreaming of a tranquil yet central home in Madeira, this property offers it all.

Versatile, sun-drenched, and ideally located with panoramic sea views, its a rare gem that ticks every box live in one unit, rent the other, or combine both for a spacious dream home. - REF: #1432

Nuovo: No

### Comune

Camere da letto: 5  
Bagni: 3  
Finito piedi quadrati: 220 mq  
Dimensione del lotto: 450 mq

### Lease terms

Date Available:

### Contact information

IMLIX ID: #1432

