



## 4 BEDROOM VILLA WITH POOL IN AZEITÃO



### Agent Info

Name: A Sua Chave  
Company Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English, Portuguese  
Website: <https://www.asuachave.pt>

### Listing details

Property for: Sale  
Price: USD 746,268.57

### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Setúbal  
Address: Azeitão (são Lourenço e São Simão)  
Posted: May 21, 2024

### Description:

Yes, it is possible to live close to the big cities, the beaches and - at the same time - in a quiet area where you will wake up to the chirping of birds and at night it is still possible to count the stars in the sky !  
Come and discover this spectacular single storey detached villa, between Lisbon and Setúbal, with four bedrooms (3 Suites), with quality finishes and unique details! Ready to move in!

Land of 570 m2 with the villa having 280 m2 of gross area.

The villa consists of:

- Kitchen of 23 m2 (from the prestigious Santos brand) with peninsula, dining area, larders (1.7m long), Silestone countertops, melamine furniture, on the walls of the countertops cover = countertops;  
Fully equipped with TEKA appliances (Induction Hob, Decorative Extractor Fan, Oven, Microwave, Fridge w freezer NO FROST (SIDE by SIDE). White and grey kitchen.

- Laundry room of 4 m2 with washing machine and tumble dryer . Bottom cabinet with door.



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- Living room of 41.20 m<sup>2</sup> with decorative electric fireplace with flame effects and heating.
  - Master Suite of 19.27 m<sup>2</sup> with open closet side by side (about 4m high, as well as the access corridor to the suites) of 6.88 m<sup>2</sup> (2 wardrobes of 2.80m long each).
  - 6 wardrobes in total: entrance hall (1.7m long); bedroom office of 9.36 m<sup>2</sup>; in 2 suites of 18.47 m<sup>2</sup> and 15.35 m<sup>2</sup>), with wardrobes of 3.0 m and 2.80 m in length lacquered in white with sliding doors.
  - 5 WCs:
    - 2 Suites with toilet + hygienic shower + cabinet with drawers and towel rail, mirror with LED light + shower tray with screen with 1.80m X 0.90m;
    - Master Suite with toilet + bidet + double cabinet with drawers and towel rails, mirror with LED light + shower tray with screen measuring 1.60m X 1.00m. Wall-hung toilets of the Roca brand. Ceramic floor and wall coverings.
    - Social toilet;
    - Outdoor toilet.

## EQUIPMENT AND FINISHES:

- Includes:
  - Floating flooring throughout the house;
  - Armored entrance door;
  - Alarm (with APP for remote access); Video Surveillance System (with APP for remote access) and Doorman;
  - Electric Thermal Blinds with central locking and home automation (with APP for remote access);
  - Exterior walls with Thermal Block with additional external thermal insulation (60mm Capoto)
  - Central vacuum;
- Energy Efficiency: BOSCH thermosiphon solar system, PVC frames (from the German brand Kömmerling), model S76 AD Xtrem, with double glazing and swing stops, Energy Certificate A.
- Pre-installation of the air conditioning and the Photovoltaic Panel.
- Garage of 25.74 m<sup>2</sup>, with Automatic Gate (3.40m) and 2 Charging Sockets.
- Covered porches of 36 m<sup>2</sup> (with false ceiling and LED light) with seating area, dining,
  - Barbecue and sink with countertop.
- Shotcrete swimming pool with a volume of 32.025 m<sup>3</sup> and ervinel tile (mosaic), chlorine tile facing



south with 7.5 m x 3.5 m, equipped with outdoor toilet + outdoor shower.

Specific features:

Detached house

1 floor

280 m<sup>2</sup> floor area, 182 m<sup>2</sup>

T4

5 bathrooms

570 m<sup>2</sup> plot

Garage included in the price

Built-in cabinets

Equipment

Swimming pool

Garden

- REF: 1918

New: Yes

Built: 2024

### Common

Bedrooms: 4

Bathrooms: 5

Finished sq. ft.: 180 sq m

Lot Size: 570 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: 1918

