

Ref 1367

Reference

Scan the QR code to view the property



## Ponta do Sol - Villa



 4  
Bedrooms

 5  
Bathrooms

 230  
Area (m<sup>2</sup>)

 450  
Land Area (m<sup>2</sup>)

**N/A**  
(EUR €)

## Modern House For Sale in Ponta do Sol

Contemporary-style villa, recently renovated, nestled in the picturesque locale of Ponta do Sol, Lombo São João, a mere 10 minutes from the heart of Ponta do Sol and just a few minutes from Canhas. Perched at an altitude of 300m, this residence offers breathtaking panoramic views of the sea and mountains, basking in sunlight throughout the day.

### Key Features:

#### Floor 1:

Entrance foyer

Open space living and dining room with high ceilings

Bedroom with ensuite, all rooms with sliding doors opening to the patio

Well-appointed kitchen and pantry/storage room

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

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Outdoor kitchen with fireplace

Floor 2:

Three bedrooms with ensuite bathrooms, two with private balconies and sea views

One bedroom transformed into a dressing room

Spacious gym with access to the second floor

Details:

External walls adorned in stone

Stonework on window sills featuring regional basalt

Windows with double glazing

Extractors in all bathrooms and laundry areas

Automatic fresh air intake in living room and bedrooms

Air conditioning in all bedrooms and living room

Fully equipped kitchen

Laundry with washing machine and dryer

Glazed outdoor kitchen with fireplace for delightful entertaining

Additional Features:

Air conditioning and solar panels for water heating

Gated yard with a security system equipped with cameras

Outdoor lighting and an irrigation system in the garden

Mediterranean-style planting

IMI (Property Tax): €198/year

This home offers total privacy and comes with numerous extras, situated in a tranquil and culturally rich landscape, providing a haven of serenity. If you're looking for a perfect blend of modern comfort and natural beauty, this property is a must-see.

For inquiries or to schedule a viewing, please contact us. Your dream home awaits.

## Property Features

- Floors: 2
- Views: Sea views
- Barbecue
- Wifi Network
- Energetic certification: D
- Basement
- Electric garage gate
- Sealed land area
- Uninterrupted views
- Solar orientation: South

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