



## São Martinho do Porto - Villa



 **3**  
Bedrooms
  **2**  
Bathrooms
  **600**  
Area (m<sup>2</sup>)
  **Swimming Pool**

**370 000 €**  
(EUR €)

## Modern 3 Bedroom Detached Villa with Pool, Near Sao Martinho do Porto

Discover your dream home in this exclusive development, the final modern detached villa of four, ready for occupancy in early 2024. Located near the idyllic Sao Martinho do Porto beach, this villa offers a serene country setting with stunning countryside views, yet is conveniently close to amenities.

The villa, priced at €370,000, boasts a spacious 150 m<sup>2</sup> layout on a 600 m<sup>2</sup> plot in the peaceful parish of Macalhona, Alcobaça. Featuring three well-appointed double bedrooms, each with fitted wardrobes and one enjoying an en-suite bathroom, it caters to all your comfort needs. The open-plan kitchen and living area are designed for modern living, complemented by a family bathroom equipped with a bath.



**Calvin Gibson**

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Sustainability and convenience are key, with solar hot water, solar panels, double glazing, and a fully fitted kitchen with appliances. Additionally, pre-installation for air conditioning is available. The energy-efficient design ensures an Energy Category A+ rating.

The exterior is equally impressive, with a surrounding garden, a swimming pool with paved areas, and sunny covered terraces perfect for outdoor dining. A double garage adds to the convenience.

Local amenities enhance the villa's appeal, including the award-winning Atelier do Doce café, famous for its pastries. The larger towns of Caldas da Rainha and Alcobça are easily accessible, and the village of Alfeizerão, with its comprehensive amenities, is just a short drive away. Lisbon and the airport are within an hour's drive, making this villa not only a peaceful retreat but also a convenient gateway to urban amenities.

Make this villa your new haven, where luxury, comfort, and convenience blend seamlessly with nature.

#### Property Particulars:

Property Type: Detached Villa

Bedrooms: 3

Bathrooms: 2

Plot Size: 600 m<sup>2</sup>

Build Size: 150.00 m<sup>2</sup>

Year of Construction: 2023

Views: Countryside

Airport: Within an hour's drive to Lisbon Airport

Beach: Close to Sao Martinho do Porto

Shopping: Near the village of Alfeizerão with comprehensive amenities

Swimming Pool Size:

Energy Rating: A+

Price: €370,000



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## Property Features

- Double Glazing
- Mains Water
- Electric Hot Water System
- solar photovoltaic system
- Fitted Wardrobes
- Pool
- Garage
- Quiet Neighbourhood
- Energetic certification: A+
- Fitted Kitchen
- Mains Electricity
- Solar Hot Water System
- Internet Available
- Pre- Installation for Air-Conditioning
- Covered Terrace
- Secluded private gardens
- Walking Distance to amenities



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