



## Caldas da Rainha - Nossa Senhora do Pópulo, Coto e São Gregório - Villa



 **3** Bedrooms  
 **2** Bathrooms  
 **331** Area (m<sup>2</sup>)  
 **1500** Land Area (m<sup>2</sup>)  
 **Swimming Pool**

**455 000 €**  
(EUR €)

### Off Plan 3 Bedroom Villa with Spectacular Views near S. Martinho do Porto

This single-storey villa is a true Garden of Eden, designed to blend seamlessly into its natural surroundings. Located in the charming parish of Macalhona, Caldas da Rainha, the villa is surrounded by oak, pine, and eucalyptus trees, numerous fruit trees, and offers never-ending views. This property breathes privacy, calm, and nature, making it ideal for those who appreciate tranquility.

The villa features a natural-colored driveway, gates, and carport, with lots of wood tones in its design. Its location is perfect for those who want to enjoy the benefits of being within a 10-minute drive from the São Martinho do Porto beach, while living outside the busy tourism areas. The villa provides an oasis of calm, yet is not isolated, with quick access to the A8 highway ensuring travel time to Lisbon



**Calvin Gibson**

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airport is within 1 hour. The famous pastry shop Atelier Do Doce is also just 5 minutes away.

The villa is set on a generous 1500 m<sup>2</sup> plot, suitable for gardening, keeping animals, or any other hobbies. It has a private driveway entered via an electric gate and a beautiful double pergola with space for 2 cars. There is also a small gate and paved walkway for visiting guests.

Entering the single-storey villa, you find a generous hallway with a wardrobe for storage, dividing the house into two parts. One part consists of 2 bedrooms with floor-to-ceiling built-in closets, a laundry room, and a shared bathroom. There is also an extra room that can be used as additional storage, an office, or a small single bedroom, providing privacy for visiting family members or adult children.

The other major living area includes a guest toilet and a cozy open space for living, dining, and cooking. Large sliding glass doors provide direct access to the garden, terrace, and an optional pool deck, allowing plenty of direct sunlight. The master bedroom features a private ensuite bathroom and walk-in closet, with each of the 3 bedrooms having sliding glass doors that open to the garden, ensuring abundant daylight.

If opted for, the villa can include a beautiful "Alentejan style" pool, complementing the villa's style. The finishes of the villa will be high-quality and can be tailored to each buyer while still in the building phase.

#### Property Particulars:

Property Type: Villa

Bedrooms: 3

Bathrooms: 2

Plot Size: 1500 m<sup>2</sup>

Build Size: 200 m<sup>2</sup>

Year of Construction: 2024

Views: Spectacular views of surrounding nature

Airport: Within 1 hour to Lisbon

Beach: 10 minutes to São Martinho do Porto beach

Shopping: 5 minutes to Atelier Do Doce pastry shop

Swimming Pool Size: Optional

Energy Rating: A+

Price: €455,000.00



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ACPS10706

Reference

Scan the QR code to view the property



## Property Features

- Air Conditioning
- Fitted Kitchen
- BBQ
- Electric Gates
- Single Storey Property
- Double Glazing
- Pool
- Car Port
- Roof Terrace



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