



Salir de Matos - Villa



 **3** Bedrooms
  **3** Bathrooms
  **223** Area (m²)
  **7056** Land Area (m²)
  Swimming Pool
725 000 €
 (EUR €)

Recently Built 3 Bedroom Traditional Villa with Pool near Caldas da Rainha

This recently built, south-facing detached villa in traditional Portuguese style is situated in a quiet street near Caldas da Rainha, offering beautiful views over the countryside. The property spans a generous 7,056 m², with a living area of 223 m² across two floors. The upper floor at street level comprises the main living area, featuring central heating fed by a pellet stove and solar panels for hot water and central heating.

The villa offers an entrance hall with fitted wardrobes, a guest toilet, an open-plan kitchen/dining/sitting area, a laundry and storage room, two bedrooms sharing a bathroom, and a master bedroom with a dressing room and en-suite bathroom with shower and hammam. Each room in the living area provides access to the terrace and pool, with the villa's U-shaped design partly



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shielding the pool and terrace from the wind.

The ground floor boasts a very spacious garage, technical rooms, storage, and a recreational room with an additional bathroom. The driveway alongside the house leads down to the garage, with access to the garden via the garage or driveway. The property is partially fenced with rocks and features an electric entrance gate.

This villa combines modern amenities with traditional charm, making it perfect for those seeking tranquility and comfort. Located just 93 km from Lisbon airport, 10 km from São Martinho do Porto bay, 13 km from Foz do Arelho beach, and 20 km from Nazaré beach, it offers an ideal balance of seclusion and accessibility.

Property Particulars:

Property Type: Villa

Bedrooms: 3

Bathrooms: 3

Plot Size: 7,056 m²

Build Size: 223 m²

Year of Construction: Recently Built

Views: Countryside

Airport: 93 km to Lisbon

Beach: 10 km to São Martinho do Porto bay, 13 km to Foz do Arelho beach, 20 km to Nazaré beach

Shopping:

Swimming Pool Size:

Energy Rating: A+

Price: €725,000.00

Property Features

- Air Conditioning
- Electric Central Heating
- Solar Hot Water System
- Garage
- Roof Terrace
- Country Side Views
- Double Glazing
- Fitted Kitchen
- Pool
- Electric Gates
- Energetic certification: A



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