





## Villa close to the ocean , heated pool, garden +garage. São Martinho do Porto, PT



 710 mÂ²
  246 mÂ²
  3 Bathrooms
  0 WC
  4 Bedrooms

**Reference:** PL416  
**Contract:** Sale Silver Coast  
**Property Status:** Ready to move in  
**Price:** 550.000 â‚¬  
**Energy class:** B-  
**Typology:** Villa/Detached  
**Construction year:** 2014

### Features:

- ☒ Swimming Pool
- ☒ BBQ area
- ☒ Garage
- ☒ Solar Panels
- ☒ Airconditioning / Pre-installation AC
- ☒ Annex
- ☒ sat system
- ☒ Villa detached
- ☒ Pellet heating
- ☒ Garden
- ☒ Fenced
- ☒ Terrasse
- ☒ City view
- ☒ Countryside view
- ☒ Kitchen equipped with appliances
- ☒ Laundry
- ☒

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Double thermal glazing

- ☒ Internet available
- ☒ Electric gate
- ☒ Exclusive

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### Property description:

On a plot of 710m<sup>2</sup> you will find this excellent villa with two floors and 326m<sup>2</sup> of construction.

This property has a garage, 2 gardens and a heated pool (8mx3m).

On the main floor there is an entrance hall leading to an open living room and dining room. There is a pellet stove for the cooler days and air conditioning. The living room is spacious with lots of natural light so you can fully enjoy the views of the garden and pool. The garden is tiled with ceramic tiles.

The kitchen is equipped with "HotPoint" appliances (oven, hob, hood, microwave and dishwasher). There is a passive ventilation system. The water is heated by solar panels. The kitchen has a back door that takes you directly to the garden.

From the garden you can access a room currently used as a machine room and laundry room. This is very well lighted which can serve as an ideal place to host your friends for meals outside, it also connects the front and back gardens and the upper part of the house.

Inside, on the main floor, you also have a "gameroom" at the entrance of the villa, a bedroom with built-in closets and a full bathroom with bathtub.

All rooms have air conditioning and parquet flooring.

On the 1st floor there are 2 suites.

The first suite has built-in closets and a bathroom with shower, with access to a balcony at the front of the villa.

The second suite consists of a dressing room and bathroom with a shower cabin. As well as, this suite has a terrace at the front of the house where you can enjoy the sun and tranquility and this terrace gives direct access to the backyard of the house.

### Details:

Double window frames, gas pipe, heat pump pool heating, pre-installation central heating, video intercom 1st floor.

Energy certificate B-