

## 4 Bedroom Villa in Praia da Luz

€1,270,000

Ref: BPA5037



### Fantastic and beautiful 4 bedroom Villa on a hilltop with great Sea views!

A beautiful classic villa built with quality and designed for a comfortable living, surrounded by a mature garden with terraces and levels that welcome the access to the house, from the main gate, through a serpentine driveway that flows up to the parking area and main entrance. There is a large terrace with a heated salt water swimming pool, a barbecue and a dining covered area. The accommodation is very well maintained, spread into 2 floors, with a great flow from the entrance hall inviting to the main sitting area with a closed fireplace, a separate dining room, a fully fitted kitchen with integrated appliances that opens to the dining room, an office, 2 double bedrooms with fitted wardrobes and 2 bathrooms, a laundry and service room that opens into the garages. On the top floor there is an en-suite double bedroom with fitted wardrobe and a private roof terrace, boasting great views over the sea from Luz to Burgau. Attached to the main house, on the ground floor, there is a small apartment with 1 double bedroom, a kitchenette, a single room used as a gym and a bathroom. The gas, and machine room are located in individual allocated compartments, in a side annex to the villa, that is used as a store. Included in the property there are features such as: double glazing in all windows and doors, inverted cooling and heating conditioning system, central heating connected to a Daikin air pump and solar panels, alarm and surveillance system with

### Property Features

- 4 Bedrooms
- 4 Bathrooms
- Construction Size: 297 m<sup>2</sup>
- Plot Size: 8,520 m<sup>2</sup>
- Fenced
- Fireplace
- Private Roof Terrace
- Air Conditioning
- Alarm System
- Automatic Irrigation
- Solar Panels
- Storage Facility
- Swimming Pool: Heated
- Heating: Central
- Video Entry System
- View: Sea
- Double Glazing