

## 5 Bedroom Villa in Praia da Luz

€1,200,000

Ref: BPA5241



**Superb Property offering gorgeous sea views and fantastic potential, hosting a villa lovely Mediterranean style villa plus a separate building plot.**

Set in an enviable position, near the coast at Praia da Luz, the property offers extensive grounds and includes a single level family villa with heated swimming pool, a second plot with potential for development into a guest house and generous gardens with tennis courts and a garden house used for entertaining. Accommodation for the main residence consists of a large entrance hall, a generous lounge, a separate kitchen with dining area, 5 bedrooms, all with private en suite bathrooms and a guest wc. The lounge flows nicely onto a large conservatory perfect for indoor / outdoor dining. The main 2 bedrooms, the kitchen and the lounge all flow onto a large south facing sun terrace and the pool. The gardens are well stocked and nicely manicured, flowing downward from the pool terrace toward the second plot. This plot is set at a lower level and can host a guesthouse of up to 100m2 + garage, or simply be kept as an extension to the gardens. Further features include a large garage, laundry and technical room, fully installed reverse air conditioning for both heating and cooling, solar panels for hot water and underfloor heating, solar heating for the pool, double glazed windows and electric window blinds. This property offers a unique combination of traditional charm and comfort with lots of privacy and wonderful views and should be seen to be appreciated.

### Property Features

- 5 Bedrooms
- 6 Bathrooms
- Construction Year: 1986
- Construction Size: 209 m<sup>2</sup>
- Plot Size: 5,487 m<sup>2</sup>
- Air Conditioning
- Private Roof Terrace
- Solar Panels
- Swimming Pool: Private, Heated
- Heating: Central
- View: Sea
- Close to Beach
- Double Glazing
- Electric Shutters
- Parking: Private Garage