

## 4 Bedroom Villa in Praia da Luz

€675,000

Ref: BPA5288



**Spacious villa set all on one level, offering a lovely charming ambience set in a quiet residencial area of Praia da Luz.**

This property offers a lovely ambience and spacious accommodation all on one level, plus a generous roof terrace with open sea views. The location is ideal, as it is tucked away in a cul-de-sac of a quiet residential area set just 10 minutes' walk to the centre of Praia da Luz and the beach. Accommodation includes an open plan lounge, dining & kitchen, fronted with sliding windows providing a fantastic flow to a south facing terrace & mature garden, perfect for indoor outdoor living. The kitchen, exceptionally large & fully fitted, with integrated appliances opens onto the lounge area with a fire place. The entrance hallway has a guest bathroom which leads to an office and 3 good sized ensuite bedrooms, one has access to another small bedroom that could also be used as a study. An external staircase leads to the roof terrace overlooking the garden and with fantastic sea views. The large swimming pool is heated and completely fenced. Further features include: air conditioning, underfloor heating in the bathrooms, double glazing, a large garage, solar panels, built-in barbecue and bread oven. This is a good opportunity to own a fantastic property for long or short residence in a great residential area close to the sea.

### Property Features

- 4 Bedrooms
- 3 Bathrooms
- Construction Year: 2008
- Construction Size: 288 m<sup>2</sup>
- Plot Size: 1,104 m<sup>2</sup>
- Air Conditioning
- Fireplace
- Private Roof Terrace
- Automatic Irrigation
- Solar Panels
- Swimming Pool: Private, Heated
- View: Sea
- Close to Beach
- Close to Town
- Mosquito Screens
- Double Glazing