



## Pedreiras - Villa



**4** Bedrooms  
**4** Bathrooms  
**483** Area (m<sup>2</sup>)  
**1385** Land Area (m<sup>2</sup>)  
**Garage**  
**Swimming Pool**

**429 900 €**  
(EUR €)

## Luxury Detached Villa

Fantastic luxury villa with a total of 400m<sup>2</sup> of private area, has unique details and is inserted in a plot with 1385m<sup>2</sup>. The property has in front of the villa garden with barbecue that allows you total privacy and access to the pool that is at the back of the villa, on the other side of the property has access to the garage for two cars with storage area, occupying the imposing villa the central area of the land. The areas of all divisions are extremely generous and extremely bright, with emphasis on the large hall with 3 distinct environments. - 5 minutes from

the village of Batalha-  
 20 minutes from Nazaré-  
 15 minutes from Alcobaça-  
 1h 10 minutos from Lisbon Airport



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**AMI 17184**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The villa of unique architecture consists of 3 floors and is divided as follows:

Ground floor:

- Large entrance hall that allows access by the staircase to the upper floor and the basement.
- Large room divided with wall in the middle and allows you to enjoy 3 environments

Entrance room.

Dining room.

Living room with fireplace. -

Kitchen equipped with access to the pool- Laundry- Office- Service bathroom with

Tavira breach rock coating- Bedroom with closet and private bathroom (with shower and bath) lined with Tavira breach rock

1st floor with-

Library

- 2 large bedrooms both with private bathroom.

Basement:-

Storage room

- Room with pre installation to enjoy as a cinema room.

Exterior:-

Closed garage for two cars with charger for electric vehicles-

Storage area-

Saltwater pool with 32 m2-

Barbecue

The villa also has the following equipment:-

6 photovoltaic panels (2022)- Heat pump for water heating-

Alarm-

Central heating-

Heat recuperator-

Ambient sound system

Outside:

- Artesian water hole;
- Automatic watering;
- Industrial gas tank for central heating (500 liters) underground.

This property is eligible for our deed act offering campaign.

Contact us and know the eligibility conditions.



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## Property Features

- Heating
- Dishwashing machine
- Equipped kitchen
- Laminated floor
- Air conditioning pre installation
- Solar panels pre installation
- Proximity: Airport, Mountain, Beach, Shopping, Restaurants, Open field, Pharmacy, Public Transport, Schools, Playground
- Terrace
- Floors: 3
- Drive way
- Views: Mountain views, Pool view, Garden view
- Guest cottage
- Electric garage gate
- Main drainage
- Central music system
- Solar heating
- Barbecue
- Energetic certification: B-
- Mains water
- Washing machine
- Fireplace
- Walk-in wardrobe
- Thermoaccumulator
- Alarm pre installation
- Pool
- Garden
- Garage
- Laundry
- Basement
- Video entry system
- Double glazing
- Automatic irrigation
- Gym
- Central location
- Closed fireplace
- Sealed land area
- Solar orientation: South
- Orientation: Exterior



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