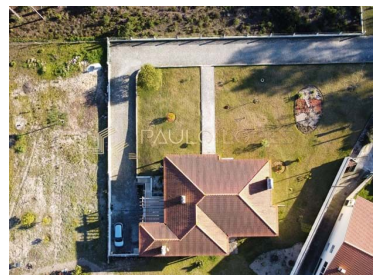
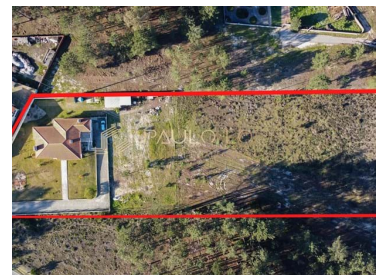




## Pataias e Martingança - Villa



**5**  
Bedrooms
 **4**  
Bathrooms
 **600**  
Area (m²)
 **10000**  
Land Area (m²)
 **Garage**

**430 000 €**  
(EUR €)



### Detached villa with small farm style

Detached and ground floor villa in the small farm, surrounded by nature, on a plot of 10 100m2 in a quiet area 12 minutes from the beaches.

This excellent detached villa of traditional architecture with excellent areas in all divisions, with excellent sun exposure is divided into 2 floors. It has central heating and an excellent quality of construction.

The property has two water catchment holes, one of them being salt water.

The property is well delimited with walls and fences, the access to the garage is paved with sidewalk and has grassy area all around the villa.

The land allows more construction for annexes or housing, as well as the construction of a large swimming pool.

The villa with large garden and fruit trees, allows the use for a large family by the amount of rooms /



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divisions on both floors, the basement has windows for sunlight entry.

-

15 minutes from Nazaré-

12 minutes from the beaches-

4 minutes from the A8 motorway- 1

hour from Lisbon Airport

Ground Floor:- Large entrance hall- Living room with fireplace-

Dining room with fireplace-

Kitchen in open space- Pantry- 2 large bedrooms with

built-in wardrobes-1 large bedroom with private bathroom and closet (suite)

-2 Service bathrooms (one of them with whirlpool bath)

- Closed terrace with barbecue and oven

In the basement:-

Closed garage for 5 cars and storage- 2

generous bedrooms-1

service bathroom-

Laundry-

Kitchen in open space-

Living room with large fireplace

It also has:-

Automatic gate-

Central heating-

Aluminum frames with double glazing

- 2 water catchment holes



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## Property Features

- Heating
- Dishwashing machine
- Fireplace
- Walk-in wardrobe
- Garden
- Laundry
- Basement
- Views: Mountain views, Garden view
- Double glazing
- Automatic irrigation
- Borehole
- Quiet Location
- Well
- Sealed land area
- Solar orientation: South
- Washing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Mountain, Beach, Shopping, Restaurants, City, Public Transport, Schools, Playground
- Garage
- Drive way
- Storage / utility room
- Guest cottage
- Electric garage gate
- Bread oven
- Main drainage
- Parking space
- Barbecue
- Energetic certification: E
- Mains water



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