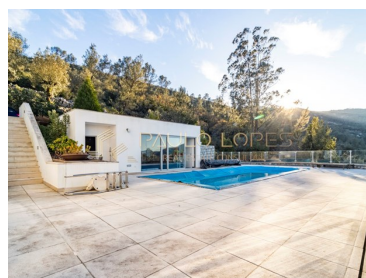




## Alvados e Alcaria - Villa



8	9	615	2000			<b>920 000 €</b>
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)	Garage	Swimming Pool	(EUR €)



### Luxury villa in the mountains

Enjoy all the tranquility and harmony of the countryside and the mountains just a step from the city. Unique villa with quality finishes and refinement, located in the natural park of the Serra de Aire e Candeeiros, with a magnificent landscape surroundings, where you can enjoy nature in the various trails for hiking, biking, exploring several caves and unique places.

Detached house, Typology T8 implanted in a land of 2000m², has a contemporary architecture project, designed to respond to the current concerns of energy consumption giving them high standards of comfort and well-being.

It is located 1.15h from Lisbon, 30min. from the beaches of Nazaré, 10min. from the village of Porto de Mós and 30min. from the city of Leiria.

The villa consists of 1st floor and ground floor:



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



- On the 1st floor: Large

living room;

Dining room with balcony facing west, spaces with lots of light and magnificent views over the valley and the mountains;

Fully equipped kitchen with electric hob, dishwasher, American type refrigerator, microwave, oven and extractor fan.

pantry;

laundry;

Social bathroom;

Two bedrooms;

Bathroom;

Master suite with WC and closet;

- On the ground floor:

Ground floor kitchen equipped with furniture, electric hob, dishwasher, extractor fan and oven;

Four bedrooms;

Three bathrooms;

A multipurpose room;

A large living and dining room with fully equipped kitchen;

An engine room and laundry treatment;

A living room with closed barbecue;

Shower and sauna

All divisions of this floor have direct access to the garden and the swimming pool.

The entire property is walled with natural stone from the region, as well as the earth support walls in the garden.

The pool water is heated with heat pump and salt treatment. It also has a bathroom with shower, shed for two vehicles with pre-installation for electric car charging.

- Other features:

Alarm;

Underfloor heating;

Electric blinds;

Aluminum with double glazing with thermal and acoustic cut;

Central aspiration;

Lighting with led technology;

Automatic gate;

Video intercom;

1º floor recuperator of heat;

R/C salamander;

Sauna type Turkish bath;

Water hole at 250 meters (the water passes through a salt filter before entering the current of the house);

Electric heat pump for heating bath water and underfloor heating, interspersed with solar panels;

Solar panels for water heating with 500l deposit for the villa and another 200l for the pool;

Heated pool with heat pump;



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Automatic garden watering.

Safti is a French network in strong expansion in Portugal with more than 6,000 consultants throughout Europe.

The Safti values, honesty, ethics and our policy of monitoring and advice, guarantee us a high degree of satisfaction of our customers.

If you are looking for a property to buy or sell, count on the satisfaction guarantee of our professionals.

## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Wood burner
- Central vacuum system
- Walk-in wardrobe
- Gas central heating
- Thermoaccumulator
- Alarm pre installation
- Pool
- Garden
- Garage
- Drive way
- Basement
- Views: Countryside views, Mountain views, City view, Pool view, Village view, Garden view, Lake view
- Security alarm
- Double glazing
- Electric garage gate
- Pantry
- Borehole
- Quiet Location
- Washing machine
- Air conditioning
- Under floor heating
- Fireplace
- Equipped kitchen
- Underfloor
- Laminated floor
- Home automation pre installation
- Solar panels pre installation
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Pharmacy, Schools, Playground
- Terrace
- Laundry
- Kitchenette
- Storage / utility room
- Video entry system
- Guest cottage
- Electric shutters
- Automatic irrigation
- Bread oven
- Main drainage



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- Central music system
- Parking space
- Closed fireplace
- Hydrotherapy Bath
- Sealed land area
- Security door
- Energetic certification: B
- Mains water
- Orientation: Exterior
- Gym
- Central location
- Solar heating
- Irrigation System
- Barbecue
- Domotics
- Uninterrupted views
- Solar orientation: West
- Balcony



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