COLDWELL BANKER

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Ref
CB10-0095
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Large Villa in Alto do Lagoal, Caxias - A Gem Waiting to be Discovered

Oeiras, Lisboa

7 Bedroom(s)

7 Bathroom(s)

442 sqm Gross Area

1000 sqm Plot Area

CLASSE ENERGÉTICA

2 750 000 €

CB10-0095

AMI 18714

Features

- Heating
- Fireplace
- Central Heating
- Wine cellar
- Garden
- Proximity: Beach, City, Public Transport
- Access to the grounds: Asphalt
- Solar Exposure of the Land : All day long
- Terrain Orientation : South
- Type of Terrain (Slope): Moderate
- Kitchen
- Distance from the Sea: 500m
- Orientation: Exterior
- Internet connection available
- Wi-Fi connection
- Terrace
- Garage
- Solar Hot Water
- 24 hr Security
- Maids room
- WC for visitors
- Accessability\proximity: Airport 30m, Beach at 30 min, Commercial areas, Restaurants, Golf course 5km, City nearby, Touristic areas, Cinema, Marina, Beach at 5m
- Energetic certification: E
- Solar orientation: South, East, West
- Water: Main grid
- Electricity: Main grid
- Gas: Main grid
- Number of floors: 4
- Laundry
- Separate dining room
- Conservatory
- Solar system
- Wine cellar
- Basement
- Storage / utility room
- Views: Sea View, River view
- Security alarm
- Games room
- Main drainage
- Converted attic
- Parking places
- Parking place type: Exterior
- Garage: Yes
- Solar Orientation: East/West/South

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Nestled in the prestigious area of Alto do Lagoal, Caxias, this extraordinary villa offers a unique blend of luxury, privacy, and breathtaking views, making it an exceptional find for discerning buyers.
Located in a premium zone just a short distance from Lisbon and Cascais, this 4,750 sq foot villa provides the perfect balance between tranquility and accessibility to urban amenities. Set in a 10,700 sq foot plot the villa

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boasts stunning views of the sea and the coastline, creating a serene and picturesque living environment.

Interior and Layout
The villa is spread across four floors, each offering a unique set of features:
Ground Floor: A spacious living room with direct access to the garden, a dining room, a fully equipped kitchen with a pantry and laundry area, a social bathroom, and a hall leading to the garage.
First Floor: Four suites, each with access to a terrace offering panoramic sea views, and an additional office space. The bedrooms are oriented to the west, ensuring beautiful sunsets.
Top Floor: A spacious room converted into a game and leisure area, complete with a solarium that provides an unparalleled view of the sea.
Basement: Features a naturally lit area with an office, a wine cellar, machine room, and ample storage spaces. This floor also includes a large area suitable for a games room or additional living space.
Intermediate floors: 2 additional suites

Outdoor and Additional Features
Terraces and Balconies: Multiple terraces and balconies throughout the property, each offering stunning sea views.
Garden: A substantial garden area perfect for relaxation and outdoor living.
Garage: A spacious garage with direct access to the house, capable of accommodating up to 3 vehicles.
Central Heating: Ensuring comfort throughout the year.
Fireplace: Adding a cozy touch to the living areas.
Marquise: Providing additional covered space.
Potential and Appeal
This villa presents a unique opportunity for buyers looking to invest in a property that can be updated and personalized to their tastes. It is ideal for those who value privacy, sea views, and proximity to major cities. With some renovation, this property can exceed expectations and become a dream home.