COLDWELL BANKER | PORTUGAL

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Ref
CB10-0109
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Detached 5 Bedroom villa in a Golf Complex
Sesimbra, Setúbal

5 Bedroom(s)

4 Bathroom(s)

227 sqm Gross Area

1677 sqm Plot Area

C CLASSE ENERGÉTICA

1 200 000 €

CB10-0109

AMI 18714

Features

- Private Bathroom: 5
- Bathrooms (en-suite): 4.2
- Laundry: 5.1
- Dining Room(s): 13
- Communal Toilet Facilities: 5
- Suite(s): 2
- Total interior bedroom(s): 4
- Shared Bathroom: 1
- Entrance Hall: 5.76
- Living Room Area: 45
- Garden
- Pool type: Private
- Proximity: Golf course
- Golf course: Quinta do Peru
- Private Pool: Heated
- Kitchen
- Porch: Sim
- Living rooms(s): 2
- Distance from the Sea: 10km
- Wi-Fi connection
- Terrace
- Parking space
- WC for visitors
- Accessability\proximity: Airport 30m, Beach at 30 min, Commercial areas, Restaurants, Mountain, Touristic areas, Marina, Golf course 1km
- Energetic certification: C
- Solar orientation: North, South, East, West
- Water: Main grid
- Electricity: Main grid
- Number of floors: 2
- Private condominium
- Laundry
- Separate dining room
- Storage / utility room
- Views: Golf Course View, Pool view, Garden view
- Double glazing
- Pantry
- Parking places
- Parking place type: Exterior
- Security: 24h
- Total bedroom(s): 4+1
- Evolving Zone: Shopping mall
- Kitchen Area: 11.75
- Suite Area: 17.7
- Mezzanine Area: 14.65
- Covered Terrace
- Hall: 6

Detached 5 Bedroom villa in a Golf Complex

Property Overview

Welcome to this exquisite 5-bedroom villa located within the prestigious Quinta do Peru Golf & Country Club. This

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luxurious residence, set on a sprawling 1,677m² (18,000 sq. ft) plot, offers a perfect blend of elegance and comfort, making it an ideal retreat for those seeking tranquility and sophistication just a short drive from Lisbon.

Location
Nestled in the serene Azeitão/Arrábida area, this property enjoys a prime location within one of Portugal's most exclusive golf communities. Quinta do Peru Golf & Country Club is renowned for its peaceful ambiance, stunning natural beauty, and proximity to various amenities, including international schools, the magnificent Serra da Arrábida Natural Park, and some of Portugal's most pristine beaches.

Azeitão, a charming town famous for its vineyards and PDO Azeitão cheese, is just a 10-minute drive away. Here, you can indulge in wine tastings and culinary delights. For nature enthusiasts, the Serra da Arrábida Natural Park offers rugged hills, lush forests, and beautiful golden sandy beaches just 20 minutes away by car.

Property Details
This elegant villa, built in 2005, boasts a total area of 227m² (2,443 sq. ft) and is designed to provide a luxurious living experience. The property features a large garden, a heated saltwater pool, and expansive outdoor living areas perfect for al fresco dining, lounging, and entertaining.

Ground Floor:
Spacious living room with a cozy fireplace 45m² (485 sq. ft)
Formal dining room 13m²
Fully equipped U-shaped kitchen with ample storage and a dedicated laundry room
Two bedrooms, including one ensuite and another with a mezzanine, ideal for use as a children's playroom or office
Additional full bathroom

First Floor:
Two ensuite bedrooms with balconies
Mezzanine area suitable for use as an office or additional bedroom
Additional Features:

Central heating throughout the house
Fitted wardrobes
Heated towel rails in the bathrooms
Heated saltwater swimming pool
Exterior parking space for multiple vehicles
Proximity to beautiful beaches in the Arrábida and Azeitão regions

Golf Course
The Quinta do Peru Golf Course, a par 72 designed by the renowned architect Rocky Roquemore, opened in 1994 and has since been recognized among the top 100 golf courses by Golf World magazine. The course offers breathtaking views of the Serra da Arrábida, making it a unique and delightful experience for golf enthusiasts.

Why Choose This Property?

This villa offers an unparalleled lifestyle opportunity, combining the tranquility of nature with the convenience of being close to a major city. Located just 30 minutes from Lisbon, it allows easy access to the bustling city life while providing a serene home environment. Whether you're looking for a permanent residence, a weekend getaway, or a holiday home, this property is a perfect choice.

Don't miss the chance to own this exceptional villa in one of Portugal's most sought-after locations. Contact us today to schedule a viewing and experience the luxury and tranquility of Quinta do Peru Golf & Country Club.
FEATURES
Rooms: Suite (s)(2), Shared Bathroom, Laundry Room, Dining Room (s)(13), Common Sanitary Facilities, Entrance Hall, Living Room (s)(2)
Surroundings: Highway, School, Supermarket, View to Garden, View to Golf Course, Parking, Near the beach, Market, Historic area, Green areas, Distance from the sea(15), Excellent Access, Countryside, Airport distance (38), Airport, Golf Course
Security: 24-Hour Security, Access Control System
Equipment: Heated Towel Rack, Alarm, Central Heating, Wardrobes
Areas: Living Room Area(13 m², 45 m²)