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## Charneca de Caparica e Sobreda - Villa



 **3**  
Bedrooms

 **2**  
Bathrooms

 **208,2**  
Area (m<sup>2</sup>)

 **408,95**  
Land Area (m<sup>2</sup>)

 **Garage**

 **Swimming Pool**

**795 000 €**  
(EUR €)

### Aroeira - Charneca de Caparica very nice house T3 and its swimming pool, superb interior decoration

This beautiful modern villa is a haven of peace between the sea, golf and forest. Perfect for living with your family, entertaining friends or creating an easy-to-manage second home.

This delightful property has many assets, in fact everything has been designed to have an easy life, air conditioning, underfloor heating, centralized and integrated vacuum cleaner, custom-made furniture, automatic watering, borehole.... It would be too long to list them all.

The decoration is delightful and warm, you will find a well-thought-out setting to make your daily life more pleasant, in a house bathed in light from morning to night.



**Cedric Pol**

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On the beautifully landscaped garden side, the beautiful mirror pool extended by the terraces are perfectly integrated to provide you with all the privacy you want with a view of nature, you will be cut off from the world in a serene environment.

Nevertheless, you are close to all social life, shops, public transport, golf, beaches of course and other sports activities without forgetting national or international schools.

Ground floor:

In the entrance, the entrance to the garage is cleverly hidden by the decoration.

Spacious garage with automatic door and access also to the garden and laundry room with 2 washing and drying machines.

A beautiful fully equipped independent kitchen.

A cathedral reception area (lounge - dining room and bar) flooded with light from with views of the garden, terrace and swimming pool (8X4), not overlooked

Guest toilet

A beautiful glass staircase leads you to the private part consisting of:

A Master suite with a balcony overlooking nature and the swimming pool.

A walk-in closet

2 bedrooms with fitted wardrobes, one with a beautiful balcony

1 bathroom

Landscaped and enclosed garden, automatic gate, automatic watering and its borehole, vegetable garden, barbecue, terraces and mirror pool.

Builder's warranty still valid, no condominium fees, with a friendly but discreet neighborhood.

You can have your garden and swimming pool maintained, for 110€/month including all products, if you wish.



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## Property Features

- Washing machine
- Air conditioning
- Central vacuum system
- Walk-in wardrobe
- Pool
- Garden
- Garage
- Floors: 2
- Views: Pool view, Garden view
- Security alarm
- Electric shutters
- Automatic irrigation
- Main drainage
- Solar heating
- Barbecue
- Security door
- Solar orientation: South, East, West
- Balcony
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Underfloor
- Proximity: Beach, Golf course, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Built year: 2020
- Laundry
- Video entry system
- Double glazing
- Electric garage gate
- Borehole
- Quiet Location
- Irrigation System
- Sealed land area
- Energetic certification: A+
- Mains water



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