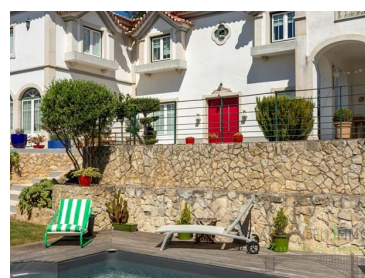




## Mafra - Villa



5	6	581	1030			<b>1 185 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## Magnificent house of 5 suites with swimming pool in the heart of Gradil tastefully renovated.

Gradil, a dynamic village on the outskirts of Lisbon in less than 20 minutes, 15 minutes from the beaches of Ericeira, a stone's throw from the Dolce Campo Real Golf Resort & Spa, 18 holes:  
-"Built on land once used by the Portuguese royal family as a hunting reserve. An enjoyable course, suitable for all players, that winds through hills, valleys and vineyards that stretch to the horizon. Most recently, Dolce CampoReal Lisboa was voted the best golf resort in Portugal at the Brand Awards organized by Brand Magazine."

Gradil located between Mafra and Malveira, the latter offer you an important commercial and cultural activity, you will also find all the major commercial brands for your shopping.  
Access to public transport including to the Lycée Français / Lisbon...



**Cedric Pol**

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Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa  
AMI 15355

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



Close access to the A21 & A8 motorway

o 30 min from the center of Lisbon

o 35 min from Cascais

o 20 minutes from Lisbon airport.

This beautiful villa of 5 suites and 432 m2 is a haven of peace,  
Perfect for living with family, entertaining friends or creating an easy-to-manage second home.  
With stunning views of the village and nature, its swimming pool and terraces, it exudes tranquility while being close to all amenities and the public transport network.

This beautiful villa consists of a basement, ground floor and an upper floor,

You will find on the ground floor:

A superb living room of 60m2, very bright with its beautiful open fireplace opening onto a charming south-west terrace.

A very large fully equipped kitchen with its pantry and a dining area of 35m2 opening onto a 2nd pleasant shaded terrace, ideal for your meals, with a breathtaking view of the swimming pool.

A pleasant Suite of 17m2, ideally located.

The wooden staircase leading to the first floor has a skylight giving a very special touch to the latter.

On the 1st floor

An incredible 44 m2 Owner Suite with its gigantic dressing room.

A Master Suite of 23m2, with its own terrace with a magnificent view of the city and the countryside.

Two good-sized suites complete this floor.

The villa has a large garage with a laundry area, in the basement.

This enclosed property of 1030 m2, with its beautiful heated swimming pool and its garden with trees, easy to maintain, is located on the heights, which give it breathtaking views.

The house has been completely renovated with taste and the finishes are impeccable.

High thermal and acoustic qualities,

Located in Gradil, in the North West of Lisbon, in a charming village, this villa is located in a quiet environment but nevertheless close to all amenities, shops...

Many daily markets take place in the nearby towns such as Torres Vedras and Mafra, all shops in Malveira, schools, parks...

Virtual tour:

<https://my.matterport.com/show/?m=zS5WXd7gWWz>



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## Property Features

- Heating
- Dishwashing machine
- Fireplace
- Walk-in wardrobe
- Pool
- Garden
- Garage
- Laundry
- Basement
- Views: Countryside views, Mountain views, Pool view, Village view, Garden view
- Double glazing
- Automatic irrigation
- Quiet Location
- Gas fire
- Sealed land area
- Uninterrupted views
- Solar orientation: South, West
- Balcony
- Washing machine
- Fitted wardrobes
- Equipped kitchen
- Alarm pre installation
- Proximity: Airport, Beach, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Floors: 3
- Drive way
- Storage / utility room
- Security alarm
- Electric garage gate
- Main drainage
- Central location
- Barbecue
- Security door
- Energetic certification: C
- Mains water
- Renovation year: 2020



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