



Comporta - Villa



 **3** Bedrooms
 **3** Bathrooms
 **202,4** Area (m²)
 **361,48** Land Area (m²)
 **Swimming Pool**



1 050 000 €
(EUR €)

Last beach house, T3 of 202 m2, with swimming pool, nature view, Herdade de Comporta, Carvalhal

The Reserve

The soul of Comporta can be found in this estate, designed as a fishing village, to combine pleasure and/or investment, directly within Herdade de Comporta.

You will benefit from top-of-the-range services: reception, concierge service, lounge bar, restaurant, landscaped swimming pool with pool house, wellness area: treatment room, sauna, etc. The whole family will be able to enjoy their stay at their own pace. In the evening, family and friends can meet on the square of the estate for a game of pétanque and then share delicious grilled fish in the restaurant.



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

¹ (Call to national fixed network) | ² (Call to national mobile network)



All the houses are open to nature. White and blue, scattered in small alleys, this part of the property will immerse you in the typical alleys of Comporta. They have pergolas, wood-frame lounges, wooden terraces surrounded by pine trees with a private garden and vegetated by native vegetation, fragrant and feet in the sand.

The last house T3 - 202m² of living space on a plot of 361m², with swimming pool of 21 m², available again. Priority has been given to the living spaces, very large, extending onto beautiful terraces. The roof terrace offers an open space, a haven of tranquility. This house enjoys great privacy and directly overlooks nature. Contact us quickly to book it.

Available summer 2025. The house is delivered furnished - The furniture is beach house style, Boho chic, in natural materials, with the spirit of Comporta.

It consists of:

On the ground floor:

- Entrance : 8m²
- Living room - Dining room - kitchen : 45m²
- Guest toilet: 2m²
- Scullery: 8m²
- 3 suites: 17m² each
- 3 Terrace: 86m² including the 35m² Rooftop
- Swimming pool: 21m²
- Private garden

All the formulas exist to become a Homeowner in Comporta: Primary or secondary residence
Rental management

Within the Herdade Da Comporta, classified as a "Highly Protected Nature Reserve", the estate is located at the entrance to the village of Carvalhal, close to local shops, an optimal location for its exceptional views of nature, the pine forest and the dunes. The beaches of Pego and Carvalhal, considered to be the most beautiful of the Herdade, are 2 km away with access by bike by the cycle path, or accessible by the daily shuttles of the estate available to all.

Dunas golf course: 2 minutes;

Troia golf course, ranked in the top 100 of the most beautiful golf courses in the world: 15 minutes.

Not to mention Comporta for shopping, restaurants and lovers of festive evenings, which is less than 10 minutes away by car.

The Herdade Da Comporta is made up of 7 villages: Comporta, Pego, Carvalhal, Brejos, Torre, Possanco, Carrasqueira. It depends on Alcacer do Sal, and the district of Setubal.

Nestled along the sunny Alentejo coastline, the Herdade is untouched by mass tourism and time seems to slow down, the stress of today's lifestyles fades. Known for its pristine and endless beaches, the unspoiled beauty of its pine forests, nature and laid-back atmosphere, La Herdade offers an ideal getaway for those looking to relax and rejuvenate. Live at your own pace, in perfect harmony with nature, in serenity and contemplation while enjoying an ethnic, bohemian and chic



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spirit.

Just an hour's drive from Lisbon Airport, the proximity to the village of Carvalhal makes it easy to escape to this beautiful destination.

Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Pool
- Garden
- Furnished
- Floors: 2
- Laundry
- Storage / utility room
- Double glazing
- Pantry
- Walking distance to beach
- Sealed land area
- Energetic certification: B-
- Mains water
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Proximity: Beach, Golf course, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Public Swimming Pools
- Terrace
- Built year: 2024
- Private condominium
- Drive way
- Views: Countryside views, Pool view, Garden view
- Automatic irrigation
- Main drainage
- Quiet Location
- Security door
- Solar orientation: South, East, West



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