



## Nazaré - Villa



3

Bedrooms



4

Bathrooms



228

Area (m²)

**895 000 €**

(EUR €)

### Luxury villa sea view

In the village of the giant waves, we can find this luxurious villa in a privileged location and with an incredible view of the ocean.

Here the view allows you to observe the sea, in an angle of almost 180° and with visibility on days of good weather to the islands of Berlengas. Being inserted in a private condominium of high prestige, the

condominium is served by garden with swimming pool, tennis court, children's playground and nature reserve, making the whole surrounding environment in a calm, safe area, guaranteeing you a high quality of life.

As for the villa, with excellent sun exposure, it is divided by three floors, having been renovated in 2019 (plumbing and electrification inclusive) and being in an irreproachable state of conservation. In addition to the superb view, interior comfort is key. To ensure this, the villa has an excellent



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insulation and as a heat source has: Heat pump; Solar panels; fireplace with fireplace and Pellets Stove. (energy certification indicated, prior to improvements)

The villa is divided as follows:

Ground floor:-

Entrance hall with built-in closet

- Large living room (+ 50m2) with sea view equipped with sound system.

- Access to the garden with private terrace (35m2) with awnings and barbecue service-

Kitchen in open space fully equipped-

Service bathroom

1st floor with natural light skylight:

Initially from 3 bedrooms the upper floor was transformed into:- 1 bedroom with private bathroom

- 1 huge bedroom (29m2) (suite) with:\*

Office space\*

Large balcony with sea view\*

Huge closet

\* Private bathroom

At basement

level - 1 bedroom with private bathroom-

Service bathroom-

Laundry- Large ballroom with:\*

Kitchen\* Jacuzzi\*

Billiards\* Studio with speakers for cinema room

The villa can be sold partially furnished and fully equipped with:

- Fully equipped kitchen with: Dishwasher; Cooktop; Ventilator; Oven; Microwave; Wine greenhouse;

Built-in coffee machine; Washing machine and dryer; 2 refrigerators-

Solar panels for water heating-

Central heating-

Fireplace with fireplace-

Pellet stove-

Swing windows stops-

Jacuzzi

- Billiards

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: Of course!

## Property Features

- Energetic certification: A+



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