



Pataias e Martingança - Villa



4
Bedrooms
 4
Bathrooms
 273
Area (m²)
 630
Land Area (m²)
 2
Garage

448 000 €
(EUR €)

New 4 Bedroom House

Single storey property with four bedrooms, swimming pool, garden and garage for two cars, located in Pataias, Alcobaça. The construction process is already underway.

It fits perfectly on a plot of 680 m², with a construction area of 304 m².

Strategic location offers great sun exposure and is inserted in a quiet residential environment, close to several beaches and essential services.

Flat surrounding area, ideal for outdoor activities such as cycling and hiking to local beaches.

Easy access to the A1 and A8 motorways, making it easy to travel to Lisbon and Leiria.

Internally, it features an open-concept kitchen and living room, laundry/pantry, four bedrooms (two suites with walk-in closets and two bedrooms with built-in wardrobes) and a bathroom with bathtub. Equipped with solar panels, double glazing and aluminum windows, as well as pre-installation of air conditioning.

Bathrooms have air conditioning installed through towel rail radiators, which work with a thermostatic



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



boiler and solar panels.

Outside, there is a large terrace facing the pool (9x4 m), barbecue and bathroom with shower to support the pool.

Property Features

- Terrace
- Built year: 2024
- Laundry
- Views: Countryside views
- Security alarm
- Electric shutters
- Borehole
- Walking distance to beach
- Central location
- Well
- Closed fireplace
- Sealed land area
- Security door
- Energetic certification: A+
- Mains water
- Orientation: Exterior
- Garage
- Floors: 1
- Drive way
- Video entry system
- Double glazing
- Electric garage gate
- Main drainage
- Quiet Location
- Parking space
- Solar heating
- Barbecue
- Domotics
- Uninterrupted views
- Solar orientation: South
- Balcony



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