



## Luz - Villa



**3**  
Bedrooms

**2**  
Bathrooms

**200**  
Area (m<sup>2</sup>)

**1000**  
Land Area (m<sup>2</sup>)

**825 000 €**  
(EUR €)

## Lovely 3 bedroom villa with pool and garden located in Montinhos da Luz, Praia da Luz

We present this charming 3 bedroom single storey house with swimming pool and a lovely garden on the plot of 1000m<sup>2</sup>.

It is located in a cul-de-sac in one of the most desirable areas of Praia da Luz in the popular urbanization of Montinhos da Luz, just 2 minutes from the prestigious Colégio São Gonçalo.

Inside, the villa features a large entrance hall that connects the different environments. The kitchen, fully equipped, is integrated in open concept with the dining room, which has a wood burning stove and access to the outside. The large living room, equipped with a fireplace, has sliding doors that open to the pool area.

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**AMI 23948**

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



The private area of the house consists of a hallway that leads to three bedrooms, all with built-in wardrobes. There is a family bathroom with a bathtub, while one of the bedrooms has a private bathroom and direct access to the pool.

At the rear, there is a Pebble-lined swimming pool, a barbecue area, a covered bar, toilet, outdoor shower and a large space perfect for get-togethers with friends and family.

The property is all fenced and has several fruit trees and an automatic irrigation system.

There is also an outdoor jacuzzi and a wooden house used as a storage room.

A spiral staircase offers external access to a spacious terrace at the top of the house with views over the urbanization.

The vehicle entrance has an automatic gate, leading to the garage inside the property, which also has an automatic gate and direct access to the interior of the house.

The residence is equipped with double-glazed windows and aluminum shutters.

The heating system is provided through the fireplace and the water heating is gas.

Property sold fully equipped and furnished.

Schedule your visit now or contact us for more information.

## Property Features

- Energetic certification: C

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