



MM393/24ARC/AMI

Reference

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Arcozelo - Villa



 4	 5	 440	 931			1 950 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)



House T4 | Renewed | 4 fronts | Garden | Swimming Pool | Miramar

An extraordinary four-fronted villa, with a unique and exclusive character, located in the old Quinta de Enxomil in Miramar.

This property, completely ready to move in, is set on a plot of approximately 1000 m², with a stunning garden of about 800 m². Built in 2008, the house has undergone a thorough renovation, ensuring comfort, modernity and energy efficiency.

The house consists of two large living rooms on different floors, both with privileged views of the wonderful garden and direct access to it.

On the entrance floor, there is a large living room with three fronts, with about 68 m², and a magnificent dining room facing the garden, with approximately 20 m².

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The main living room features an elegant and modern fireplace, provided by Fogolareira, ideal for creating a cozy atmosphere on winter nights. The refurbishment carried out by the current owners highlights an extraordinary carpentry, evidenced by the three huge bookshelves located in the two rooms and in the office. All the woods are lacquered, further enhancing the luminosity of the space.

There is also an office, a service toilet and a modern kitchen, which can be closed to become independent or integrated into the dining room through the majestic folding doors.

On the upper floor, the house offers two large suites with closets, and the master suite, in addition to being generous, has a large balcony with superb views over the garden and the pool. On this floor, in addition to the suites, there are two more spacious bedrooms and a large bathroom, as well as a bright distribution hall.

The lower floor, on the garden level, is completely outward-facing and includes a spacious garage, a laundry room, a bedroom with bathroom and a large living room of about 41 m². Outside, there is a garden support room that houses the irrigation devices, the pool machines and the equipment for the villa's Hertzian borehole. This space also serves as a warehouse to store garden furniture and gardening tools during the winter.

The property has a magnificent swimming pool with a reflecting pool, perfectly integrated into the morphology of the land. The garden has an automatic irrigation system that can be controlled remotely and low-voltage lighting activated by means of a simple mobile phone. The property is surrounded by metrosideros and large eugenias, providing an extremely quiet residential environment, where you can only hear the singing of birds nesting in the trees that surround the house.

The garden is home to a diversity of plants and trees, such as azaleas, rhododendrons, camellias, cufias, jasmines, lantanas, ladies of the night, jacarandas, magnolias, acers and kiris, among many others.

Extremely bright, each space in the house receives natural light, complemented by lanterns that create a welcoming atmosphere. The property is surrounded by several terraces and balconies in Ipê wood, which facilitate access to the pool area. The large garage has capacity for three cars, as well as motorcycles and bicycles. On the east side, a small vegetable garden was designed with large planters in viroc and Ipê.

In terms of energy efficiency, the villa has a "capotto" on all four facades, in addition to four solar panels connected to the pool, ten photovoltaic panels, central heating, stove, alarm, surveillance cameras and completely new minimalist frames, installed in 2023.



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Property Features

- Gas central heating
- Solar heating
- Wooden floor
- Walk-in wardrobe
- Pool
- Built year: 2008
- Floors: 3
- Balcony
- Double glazing
- Garage
- Electric garage gate
- Pantry
- Views: Pool view, Garden view
- Energetic certification: B
- Domotics
- Security door
- Closed fireplace
- Equipped kitchen
- Fitted wardrobes
- Proximity: Beach, Golf course, Shopping, Restaurants, Hospital, Public Transport, Schools
- Garden
- Renovation year: 2023
- With outdoor area
- Terrace
- Electric shutters
- Garage Spaces: 3
- Drive way
- Laundry
- Quiet Location
- Storage / utility room
- Video entry system
- Security alarm



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