



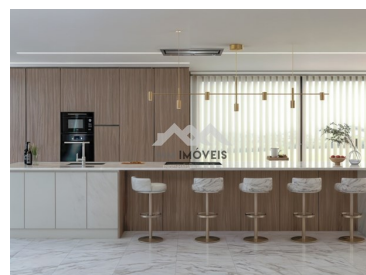
MM451/24LAV/VS1

Reference

Scan the QR code to view the property



Perafita, Lavra e Santa Cruz do Bispo - Villa



 **4**
Bedrooms

 **5**
Bathrooms

 **400**
Area (m²)

 **Garage**

 **Swimming Pool**

950 000 €
(EUR €)

New 4 Bedroom Villa | Mining | Swimming Pool | Beach | Garden | Box

NEW 4 bedroom villa, located in Lavra, with an area of 400m², with emphasis on the excellent quality of construction, large areas and fantastic natural light.

An extraordinary three-fronted villa (east / south / west), located on the third line of the sea, 300 meters from the beach. With a privileged location, this villa is strategically positioned for those looking for the perfect balance between the tranquility of nature and the proximity to the sea.

Shops and essential services nearby: restaurants 2 minutes away, hospital 8 minutes away, supermarkets 5 minutes away and schools 10 minutes away.

On the entrance floor, there is a large living room and kitchen in open-space, with three fronts, with privileged views of the wonderful garden/pool and direct access to it.



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Outside, there is a garden support room that houses the irrigation equipment, the pool machines. Full bathroom to support the pool. There is a bar and a stunning heated saltwater pool to ensure comfort, inviting you to take an invigorating dip.

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. On this floor, in addition to the suites, there is another spacious bedroom and a large bathroom, as well as a bright distribution hall, with an extra wardrobe.

The lower floor includes a spacious garage, a laundry room, a bedroom that can be transformed into an office, with a large built-in wardrobe and with a bathroom.

It should be noted that the property will have the following main characteristics:

- Kitchen will be fully equipped with Bosch appliances.
- Heat pump and thermal solar panels for water heating.
- Photovoltaic solar panels with batteries to produce energy and avoid energy waste.
- Aluminum frames with double glazing and thermal break, avoiding heat transfers with the outside and maximizing the soundproofing of the house.
- Lacquered wood, doors with a height of ceiling height and vinyl flooring combining the natural beauty of wood with the resistance of state-of-the-art materials.

Deadline for submission, February 2025.

Energy class: A+

In addition, you can enjoy several amenities nearby, such as large supermarkets and beaches, namely:

- Agudela Beach at 700m;
- Angeiras Beach at 2.7km;
- Memória Beach at 1.6km;
- Continente Bom Dia Lavra at 1.2km;
- Aldi Lavra at 350m;
- Pingo Doce at 2.2km;
- Perafita Mini-Price at 4.8km; among others.

For more information or to schedule a visit, do not hesitate to contact our team. We are at your disposal to clarify any doubts, without obligation.



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Property Features

- Air conditioning
- Heat pump
- Dishwashing machine
- Fitted wardrobes
- Proximity: Airport, Beach, Shopping, Restaurants, Hospital, Pharmacy, Schools
- Garden
- Balcony
- Double glazing
- Garage
- Laundry
- Central location
- Energetic certification: A+
- Security door
- Solar heating
- Equipped kitchen
- Laminated floor
- Walk-in wardrobe
- Pool
- Built year: 2025
- Terrace
- Electric shutters
- Kitchenette
- Views: Pool view, Garden view
- Quiet Location
- Video entry system
- Irrigation System



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