

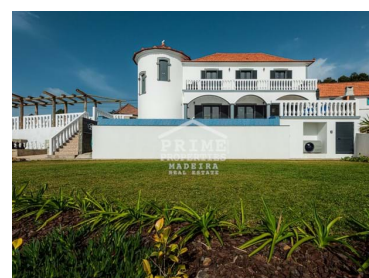
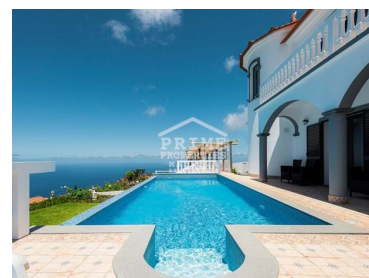


1259

Reference

Scan the QR code to view the property

Calheta - Villa



 3	 3	 157	 854		795 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Swimming Pool	(EUR €)

House For Sale Calheta with ocean views and swimming pool

House For Sale Calheta with ocean views and swimming pool
Fabulous Villa in Calheta For Sale

Located in a quiet area surrounded only by countryside and rural houses, this fully renovated Villa boasts stunning views over the Ocean. Faja da Ovelha is approached along level roads and is the new hotspot for developers in Calheta. 5 minutes to the beaches at Paul do Mar and Jardim do Mar, or approx. 12 minutes to Calheta Marina and Beach.

The property is ideal as a holiday home or even a permanent residence.

high ceilings, spacious rooms, balconies, terraces and the grand staircase, contribute to the feel of luxury and space. The 10 metre long private heated pool has been designed to be larger than average, for those seeking a daily exercise facility. Or just for the fun of all the family. The large gardens are also an attractive feature for retired persons seeking substantial private space, but with

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easy maintenance in mind.

All year round sunshine, brings all year round tourism to the island. So there is opportunity for a substantial second income from the property.

The ground floor offers a large open plan space, for kitchen and dining area, and lounge. The doors lead onto the pool terrace to the front, or a secluded patio to the rear. The pool is in the sun from 10am until Sunset. The patio to the rear offers a shadier retreat from the sun in the afternoon, if required. Sitting within the lounge, you look out onto a magnificent vista of blue pool, blue sea, blue sky.

Upper Floor.

To the side of the lounge, a door leads to the unique feature of the villa, the tower with its grand entrance reception. Here the marble staircase sweeps upwards, to the second floor. The second floor offers 3 bedrooms and 2 bathrooms. Again, the high ceilings and balcony, add to the feel of spaciousness and luxury. Shutters on all windows allow for traditional control of heat and light, depending upon the season.

The Master bedroom has an ensuite bathroom.

Bedroom 2 and 3, share the family bathroom.

Each bathroom offers luxury fittings, and spacious showers. Hot water is provided by an Eco Tank. The bedrooms all have magnificent ocean views. aircon / heating and spacious wardrobes are standard. The bedrooms are connected along the sea facing side, by a grand balcony running along the whole Southern elevation. The view over the Ocean stretches as far as the eye can see.

The gardens are a mix of formal and informal. They are laid out over different levels, connected by steps or sloping paths. Designed with easy maintenance in mind, but allowing the feel of space and luxury. Also in the garden, is a purpose designed table tennis table, and a giant chess set.

The maze garden to the side is a child's delight for hide and seek.

Facing South, the Infinity pool enjoys the sun all day long. The pool has been designed to a generous 10 metres long x 4 metres wide, with regulation depth of 1.2m to 1.5m. A purpose built service room is located underneath the terrace, to house the pool and garden irrigation equipment for easy maintenance.

Additional features

Secure parking for two cars is located behind the electronic security / privacy gate.

Air Condition / Heating throughout.

Optional Guest Annex

There is the option to buy the Cottage / Palheiro next door. Also sharing the same Sea view and with it's own garden.

Subject to negotiation, the present Owner can offer to manage the renovation of the property, to an agreed design and budget.

This would create a seperate Guest Annex, providing additional accommodation of two bedrooms and two bathrooms. Independent of the main Villa, but conveniently close for visiting family or friends. Or used as a secondary source of income.

It is the perfect villa if you are looking for luxury, privacy and quiet, on one of the best islands in

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Europe! Madeira voted the best European Island destination for the eighth year running.

Property Features

- Washing machine
- Air conditioning
- Pool
- Garden
- Floors: 2
- Views: Pool view, Garden view, Sea views, Countryside views
- Electric gates
- Septic tank
- Sealed land area
- Uninterrupted views
- Solar orientation: South
- Refrigerator
- Fitted wardrobes
- Proximity: Open field
- Furnished
- Drive way
- Double glazing
- Automatic irrigation
- Quiet Location
- Wifi Network
- Energetic certification: A

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