



Fajã da Ovelha - Villa



3 Bedrooms
 3 Bathrooms
 206 Area (m²)
 1250 Land Area (m²)
 Swimming Pool

795 000 €
(EUR €)

Beautiful Villa with optional detached Guest House For Sale - Calheta . (Guest House 350,000) Magnificent Seaview. Quiet Surroundings. Excellent Rental Income Opportunity

Villa and optional detached Guest House For Sale in Calheta with Ocean views and large Infinity swimming pool

Located in a quiet district of Calheta, yet within easy reach of the centre, demand for property has soared since the village became connected to the Via Rapide.

The Villa enjoys a forward line, hillside position and commands magnificent views over the Ocean. Newly renovated, the property combines Traditional architecture with contemporary features, with stunning views from every room and the multiple Terraces and Balconies. The property is ideal as a

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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



holiday home with excellent second income if required, or as a permanent residence.

High ceilings, spacious rooms, balconies, terraces and the grand staircase, exude charm and contribute to the feel of luxury and space. The Infinity Pool at 10 metres long, was purposely designed to be larger than average for those seeking a daily exercise facility. Or just for the fun of all the family. The large attractive gardens offer character and substantial private space but are designed with easy maintenance in mind.

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 shaded under Palm trees to the rear. The pool is in the sun from 10am until Sunset. From within the lounge, there is a continuous blend of blue pool, blue sea, blue sky.

The custom designed Kitchen and Breakfast Island are fully fitted with all appliances. Hand made by local Carpenters, the white gloss cabinets are topped by black granite work surfaces

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 spacious landing and corridor lead to 3 bedrooms and 2 bathrooms. The high ceilings and full-length South facing Balcony continue the feel of spaciousness and luxury. Shutters on all windows allow for traditional control of heat and light and air, or the Aircon system provides Heat or Cool, powered by ECO friendly Air Heat pumps.

MASTER BEDROOM has an ensuite bathroom with spacious shower and opening window.

Bedroom 2 and 3, share the family bathroom. This is complimented by a very large walk-in shower and opening windows. Hot water is provided by an Eco efficient Tank, using Air Heat pump technology.

The bedrooms all have magnificent ocean views as far as the eye can see. AC and spacious fitted wardrobes are standard. All furniture has been custom made by local craftsmen.

THE GARDENS are a mix of formal and informal. They are laid out over different levels, connected by ornate staircases or sloping paths. Special features include a Table Tennis Table and a Giant Chess set.

SOUTH FACING the Infinity pool enjoys the sun all day long. The pool measures 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. BBQ

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

**Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097**

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



Large storage space in the Attic and in the Service Utility Tunnel

Generous electrical facilities have been provided, including a 3 phase capacity, cabling for a Car charging station and allocated space for Solar panels.

Furniture – most items are custom made by local craftsmen. All furniture and Fittings, also linens, towels and all kitchen equipment can be offered for sale subject to negotiation.

If a Buyer seeks a second income from the property, it can be offered as a “Key to the Door” exercise, with a quality business ready from Day one. The present Owner is an experienced Accommodation & Villa operator.

He can offer guidance on a simple, easy and successful introduction to Villa rentals and introduction to reliable local Housekeepers and Contractors.

OPTIONAL GUEST HOUSE 350,000 euros

The Renovation of this traditional property is currently in progress. It will form a 2 bedroom, 2 bathroom Guest Annex.

The structural work and new roof are substantially complete. There is opportunity for a Buyer to select the final fittings subject to negotiation. The Seller will manage the installation and completion of these.

FEATURES

UPSTAIRS– Master bedroom with ensuite bathroom. Bedroom 2. Balcony measuring 6 metres long x 2 metres wide.

GROUND FLOOR – Open plan Kitchen, Diner, Lounge. Bathroom with Shower, Basin & WC. The Kitchen is fitted for all Appliances

Facilities – Aircon throughout. Parking area for one car behind an electronic security gate.

It is the perfect Villa if you are looking for luxury, privacy and quiet, on one of the best islands in Europe! Madeira voted the best European Island destination for the eighth year running.

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

**Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097**

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



Property Features

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

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

**Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097**

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