



Arco da Calheta - Villa



4
 4
 324
 613

Bedrooms Bathrooms Area (m²) Land Area (m²) Swimming Pool

450 000 €
(EUR €)

Magnificent villa for sale in Arco da Calheta

This beautiful property enjoys “wow” factor panoramic sea views.

Located in the quiet village of Loreto, overlooking Arco da Calheta, with far reaching views over the Ocean.

The Villa faces South and enjoys full sunshine from 9am to dusk.

Arco da Calheta sits in an extinct volcanic crater, capturing the heat of the sun, and enjoying a micro climate. Daily temperature ranges from 19c in Winter to 40c in the peak of summer.

The province of Calheta started attracting tourist investment in the 1990's, with the introduction of the new road tunnel system that burrows through previously impassable mountainside.

Development has been strictly controlled, and this is now the foremost area for Tourist Villas.

Reason for Sale

The British owner has five properties on the island. Due to business restructuring, the Villa is now reluctantly offered for sale. Furnishings are negotiable.

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Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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



The Property has been lovingly maintained to a high standard. And a 12 month warranty will be offered, to cover electrical and mechanical systems, including the Pool equipment, and all appliances.

See sale process notes below.

The Accommodation

The property is deceptively spacious, and needs to be seen to appreciate the range of facilities and the view. The accommodation is laid out over three floors, in a reverse level style.

To the front

Approaching from the road, the Villa stands behind an electronic gated driveway, with space for three cars. Pedestrian gate and flowerbeds also.

Ground Floor

Leading off from The Reception Hall, are three bedrooms, family bathroom and Bedroom No.5 / Study. Presently used as space for the Housekeeper.

Bedrooms 1, 2 and 3 are all spacious, and include aircon / heating and built in wardrobes.

Master bedroom has an ensuite bathroom with shower, toilet and wash basin.

Each bedroom has patio doors leading out onto the Terrace, with the Pool only three steps away.

From each window, there are uninterrupted views over the valley and to the Ocean.

First Floor

From Reception Hall going up, a wide open plan stairwell leads to the open plan Lounge diner Kitchen. The South and West facing walls are floor to ceiling glass doors, and produce an immediate "Wow" response from the new visitor, to the panoramic view.

Along the length of the room, is a wide Balcony outside. The feeling is like being on top of the world.

An external staircase leads from the Balcony back down to the Pool Terrace.

The fully fitted kitchen includes space for all appliances, and has a Breakfast bar.

To the rear of this area is Bedroom 4, and another Bathroom with shower, toilet and wash basin.

Lower Ground Floor

From Reception Hall going down, the stairs lead to the Lower ground floor. This area is used as a spacious Games room. Currently fitted with full size pool table, tennis table, and table football.

There is a door accessing the driveway to the side. A patio door leads out onto a small terrace, currently used as a Laundry hanging space.

To one side is Bathroom No.4 with shower, toilet and wash basin. Washing machine and Tumble Dryer are also located on this floor.

Outside

Undoubtedly the prime attraction, is the Heated Swimming Pool. Measuring 10m x 3.5m.

To one side is the Bedroom Terrace, accessed from Bedrooms 1 to 3. Going past the outside shower, steps lead down to a lower, BBQ Terrace. This is an alternative sun bathing area. To one side are tables and chairs and a stone BBQ. Behind this area is a small lawn.

Residence or Second Home

The property is ideally suitable for use as a main residence, second home and / or Tourist rental. The generous facilities have allowed for spacious residential living, unlike the box type bungalows currently being favoured by developers.

The present Owner bought the Villa from the builder in 2016. The Villa has been used as the Owner's Xmas vacation retreat, and as a Tourist rental for the remainder of the year.

It is operated under the local Tourist Licence "AL" scheme.

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2020 represents the Owner's fifth letting season. Enjoying over 50 five star reviews, this property has proved an extremely successful Tourist rental. Attracting quality tourists, primarily from the UK and Germany. Tariffs achieved range from 795 es per week in January to 2800 es per week in high season. A gross turnover of 70,000 es was forecast for 2020, with an occupancy rate of 90%. Gross profit margin is approximately 75%. All year round sunshine, makes this a 52 week destination.

Caretaking. The property is looked after locally by a Housekeeping team, specializing in the care of Foreign owned properties. They are an experienced husband and wife couple, with a team of contractors as required. There are several agencies on the island, who can offer varying levels of service, from a monthly maintenance check, to full weekly change overs for Rental properties. The cost of these services is attractively lower than Northern Europe because of lower costs in Madeira. Utilities are similarly cheaper than what is expected in Northern Europe.

Property Features

- Pool
- Garden
- Views: Sea views, Countryside views
- Proximity: Public Transport
- Floors: 3
- Energetic certification: F

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