

Vila Nova de Cacela - Villa



 **4**
Bedrooms

 **5**
Bathrooms

 **234**
Area (m²)

 **6379**
Land Area (m²)

N/A
CLASSE
ENERGÉTICA

950 000 €
(EUR €)

Large villa with 4 beds , beautifull countryside views next to Monte Rei Golf.

This luxurious 4 bedroom villa is located in the hills very close to Monte Rei Golf and Country Club and just a ten-minute drive from the beaches of Altura and Manta Rota and Praia Verde.

The south-west facing 3 story villa was built in 2010, and is approached via a short track from the main road. The villa has plenty of parking space in the walled and electric gated front courtyard of the house, and there is also a separate automatic gated entrance for the rear garden and garage.

On the ground floor, there is an entrance hall, utility room with laundry equipment, sink and lots of storage, and a large living room with lovely views of the garden, pool, countryside and golf course from it's elevated position. There are 2 sets of patio doors from the lounge leading on the terrace with



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a remote controlled large retractable sunshade. Directly off the living room is a spacious kitchen with dining area and bar area as well as a breakfast bar. The kitchen, too, has a patio door onto the terrace. Also on the ground floor is a bathroom and two bedrooms, one of them having an en-suite shower room and a further access to the terrace.

Stairs from the living room lead up to the first-floor landing comprising a generous linen cupboard and two double aspect bedrooms with en-suite bathrooms, each with their own private terrace with views across the countryside to Spain in one direction, and a spacious shared south-west facing terrace with hot tub enjoying delightful countryside and golf club views in the other.

Also leading off the living room, a door reveals stairs that go down to the huge basement which has enormous potential as a self-contained apartment or a games and entertainment area comprising a huge open space, kitchenette, huge bathroom, door to the garage, and 2 further store rooms which could be used as potential bedrooms. There is a double door which leads onto an enormous covered terrace overlooking the swimming pool. It is fully enclosed by metre high safety glass walls and has 2 safety glass gates for access to the 10 x 5 metre pool with the benefit of a poolside shower, shaded area and a concealed pool heater to extend the swimming season.

The large mature garden is fully fenced, and planted with flowers, shrubs and many fruit trees including apricot, lemon, orange, mandarin, plum, mango, fig, pear, walnut and olive trees with an automatic irrigation system. There is a shaded pétanque court and a flight of steps down to a lakeside area with gravelled pathways connecting back to the pool area. There is a further unfenced plot on the other side of the access track which belongs to the property and includes various fruit and olive trees.

The property benefits from its private, quiet location, yet it is not far from beaches, shops and amenities. Furthermore, the property has been well insulated, contains double glazing with electric shutters and insect screens, surround sound system, air-conditioning and underfloor heating throughout, built-in wardrobes, mains water, private borehole serving the garden irrigation, septic tank sewage and an alarm system.

This is a truly delightful villa designed with both winter living and summer living in mind, and will make an ideal permanent residence or a wonderful year round holiday retreat.

Contact us today to book your viewing or virtual viewing to appreciate this wonderful home.

Property Features

- Energetic certification: Exempt



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