



REF: 10645

**Brand New 4-Bedroom
Contemporary Villa: Near Completion**

Caldas da Rainha

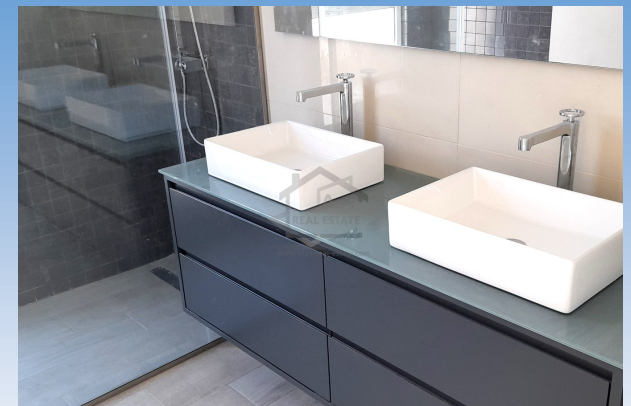
€640,000



AMI License: 12086



Partner: 5357



Description of the Property

In the final stages of completion a Detached 4 bedroom villa of quality construction offers a 2 story contemporary villa with open plan living, spacious rooms full of light. Located in a small development with easy reach of Caldas da Rainha being 12 minutes away.

The famous golf courts of Praya D'El Rey, Bom Sucesso, Royal Óbidos and West Cliffs 25 minutes driving distance. the local stunning beaches of Foz do Arelho and S. Martinho do Porto are about 6 minutes driving from the property. Driving time from Lisbon Airport approximately 1 hour driving.

The Property is laid out on two floors as follows:

Access the property into the main reception entrance hall; a spacious open plan lounge with fully equipped kitchen with integrated appliances with central island and with additional base and wall mounted cupboards with additional work top. patio doors to both sides of the room creating a wealth of light and with access to the terrace and swimming pool; A technical room/laundry room with all equipment; cloak room, pantry/storage and a spacious ground floor master bedroom with en-suite and with patio doors accessing the terrace and swimming pool.

A staircase leads to the first floor with glass panelling giving access to 3 double bedrooms all with their own private en-suites, two of the bedrooms benefit from patio doors leading onto two separate first floor terraces giving wonderful views across the countryside.

Outside:

The property will be fully walled to its boundaries with a driveway leading to a car park offering off street parking. Easy to maintain gardens with various terracing and a wonderful swimming pool with internal lighting. Outdoor built in BBQ and kitchen facilities and shower .



Property Particulars

- Property Type: Villa
- Bedrooms: 4
- Bathrooms: 4
- Plot Size: 752 m²
- Build Size: 277 m²
- Year of Construction: 2023
- Views: Countryside
- Airport: 1 hour Lisbon
- Beach: 10 Minutes
- Shopping: 15 Minutes
- Swimming Pool Size: 27.94m²
- Energy Rating: A+
- Price: €640,000

