



Majestic Mediterranean style Residence

Ref: Mediterranean



Bedrooms:	4	Status	For Sale	Plot Size:	1185 m2
Bathrooms:	6	Price:	2,250,000€	Construction Year:	1996
Ref:	Mediterranean			Gross Area:	726 m2
Condition:	Used				



It is not just a mansion nor a villa. It's a Palace! Inspired by Classical French architectural design, this three-bedroom property is embellished by mature and meticulously maintained gardens. It offers a comfortable swimming pool and the most stunning views towards Funchal Bay and the Atlantic Ocean from a tranquil and private location in the upmarket residential area situated just below the Church of São Gonçalo in Funchal.

The imposing hand worked oak entrance door opens up to extraordinarily ample and bright open plan reception rooms, featuring individual formal and informal seating areas, as well as a generous dining area. Paved in Mediterranean manual (hand-made) terracotta tiles, this split-level area features an open classical stone fireplace and various classical details such as the Greek columns with their carved human figures and arabesques. The views are magnificent, especially at the end of the day, when we can admire the most perfect sunset or at night with the Bay and city lighting up the panoramic landscape.

The north windows to the reception rooms fill these areas with morning light as well as providing a green backdrop from the surrounding gardens.

A full-length balcony wraps around this ground level and leads to the covered barbecue area to the west. This is fully equipped and has a traditional Madeiran bread oven. The kitchen is a traditional Portuguese style, very bright, featuring light ceramic tiles, white cupboards and granite worktops. A wide window offers views west towards Funchal and the north to the mountains. A generously sized laundry is located to the north of the kitchen.

The guest WC features a curved wall, mirroring the sweep of the staircase above, and completes the accommodation at this level.

The majestic staircase leading to the top floor offers garden and mountain views through a wide vertical window facing north. Imposing balustrades on the handrails, another classical detail, lend much charm to this area.

The top floor comprises an office and three bedroom suites. All feature ceramic floors, hand-worked solid wooden doors and arched features above the headboards. The bright ensuite bathrooms are very generous in size and have separate toilet compartments.

The master suite is imposing in its aspect and size, with full walk-in dressing room and a palatial bathroom.

In addition to the shower, the master bathroom features a dramatic bath, adjacent to a metre tall sculpture of a Greek goddess, and offering the most impressive views towards Funchal. This is the perfect place to relax with a glass of wine and contemplate the cruise liners arrive and depart from Funchal harbour.

The top floor features another full-length balcony, sharing the same splendid views.

The fourth bedroom suite is at the lower level. It is used as a guest bedroom but could easily function as maid's accommodation or be converted into a self-contained apartment, due to the fact that there is a multipurpose room next door, with space to install a kitchenette. A door to the exterior would allow this space to be kept extremely private from the rest of the house.

Also on the lower level, there is a large games room with a fitted bar, a sauna and an extra bathroom which serves the swimming pool located to the east.

The 3.5m X 7m swimming pool is surrounded by Greek columns and arches and has a heating system powered by a heat pump. It could easily be converted into an indoor pool if required.

There is a garage for two cars, accessed from the cul-de-sac to the south of the property, with additional parking space on the driveway.

The north pedestrian access to the house is from the end of a quiet cul-de-sac, with an imposing entrance gate and steps through the garden to the entrance door.

This property is extremely well designed and presented, with generous room sizes, comfortable for full-time living, and full of natural light.

Despite one of the warmest climates in Funchal, and natural ventilation built into the property masonry, radiators add additional comfort on the few days a year a little extra warmth may be necessary.

The property has access to levada irrigation water with a large storage tank, to feed the automatic irrigation system at very low cost.

Energy rating: D - REF: Mediterranean

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General

- ✓ Well
- ✓ Furnished
- ✓ Uninterrupted views
- ✓ Solar orientation: West
- ✓ Views: Mountain views
- ✓ Views: Marina view
- ✓ Floors: 3
- ✓ Solar orientation: South
- ✓ Views: Garden view
- ✓ Views: Sea views
- ✓ Quiet Location
- ✓ Irrigation System
- ✓ Built year: 1996
- ✓ Views: City view
- ✓ Drive way
- ✓ Balcony
- ✓ Storage / utility room
- ✓ Security alarm
- ✓ Bread oven
- ✓ Terrace

Exterior

- ✓ Proximity: Shopping
- ✓ Proximity: Pharmacy
- ✓ Barbecue
- ✓ Garden
- ✓ Proximity: City
- ✓ Proximity: Golf course
- ✓ Proximity: Restaurants
- ✓ Proximity: Public Transport

General

- ✓ Walk-in wardrobe
- ✓ Equipped kitchen

Rooms

- ✓ Laundry
- ✓ Wine Cellar
- ✓ Garage
- ✓ Basement

Equipment

- ✓ Double Glazing
- ✓ Fireplace

Garden

- ✓ Pool
- ✓ Automatic Irrigation



Country:

Portugal

Region:

Ilha da Madeira

Area:

Funchal