



Premium family villa near the golf course

Ref: P4



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|-------------------|----------------|---------------|----------|---------------------------|---------|
| Bedrooms: | 4 | Status | For Sale | Plot Size: | 2862 m2 |
| Bathrooms: | 4 | Price: | 795,000€ | Construction Year: | 2003 |
| Ref: | P4 | | | | |
| Condition: | Not applicable | | | | |



Price reduction from 875.000.

This premium family villa offers space and spectacular views to Funchal's harbor, within a stone's throw of the Palheiro Golf Clubhouse and within walking distance of the Palheiro Spa and the Casa Velha hotel.

Featuring four generously sized bedroom suites with Funchal views and the most ample open-plan living dining area at the lower level, this family home was designed and built to a high specification to take the best advantage of the views which could be appreciated not only when you are on the top floor, but even whilst you are preparing a meal in the family's kitchen on the ground floor.

The positioning of the house, set well below the access road to the east, and supported by solid retaining walls, helps maintain the 2862 m² property extremely private. The traditional facade painted in a pale yellow blends into the surrounding area. Only after entering the property, does one fully realize its charm and understated comfort.

The main access is made from the rear, at the upper floor level, where the garage and entrance porch are positioned. A majestic wooden front door leads to an extensive and bright bedroom corridor. The master bedroom located to the west has an ample dressing area and ensuite bathroom featuring marble worktops and warm yellow mosaics. Bedrooms two and three can be closed off to form a two-bedroomed private suite with shared bathroom. One of them has a private balcony to the west. All bedrooms, including bedroom four, have solid wood floors and fitted wardrobes with plenty of storage, and benefit from dramatic views towards Funchal's Harbour and the Atlantic Ocean.

A bright and impressive wooden staircase leads to the lower level. The ample open-plan living dining area, well-appointed and paved in wood, features glass doors allowing direct access to the exterior garden patio, as does the family's fully fitted kitchen. The laundry to the north and a guest WC complete the accommodation at this level.

There are two further exterior storage rooms, the one at the rear of the property houses the gas and electric boilers which guarantee hot water and interior heating (radiators) and the other at the garden level is currently used for storage but could easily be turned into a support area to a swimming pool, as the connections to the water and drainage are already there. It should also be fairly easy to install a swimming pool in the mature landscaped garden.

As it is part of the Palheiro Nature Estate, the ownership of this villa confers privileged access to the surrounding facilities including the 18-hole Palheiro Golf course and Clubhouse Restaurant, The Casa Velha hotel and the Palheiro Spa.

To ensure their homes are properly looked after, Owners in the Palheiro Nature Estate can take advantage of the services offered by Palheiro Property Management. Properties are regularly inspected, cleaned and maintained to a high standard. For those interested in the investment potential of their property, a rental service is also available under the regime of "Local Lodging" or Alojamento Local.

The property is currently furnished and ready to walk-in and use. It is perfect as a private family home for full-time living, very well designed with an optimum use of space. It would also serve well in the short term holiday rental market if duly licensed, as it is within close proximity to the Palheiro Golf Course, a tranquil area, removed from the hustle and bustle of the city centre even though it is just 10 minutes away by car. - REF: P4

General

- ✓ Built year: 2003
- ✓ Storage / utility room
- ✓ Furnished
- ✓ Electric garage gate
- ✓ Floors: 2
- ✓ Views: Sea views
- ✓ Quiet Location
- ✓ Terrace

Rooms

- ✓ Laundry
- ✓ Garage

Garden

- ✓ Automatic Irrigation



Country:

Portugal

Region:

Ilha da Madeira

Area:

Funchal

Coordinates:

Latitude 32.654597

Longitude -16.872514