



**Tastefully remodelled centennial Quinta in a central location**

**Ref: QuintaVale**



**Bedrooms:** 6  
**Bathrooms:** 6  
**Ref:** QuintaVale  
**Condition:** Not applicable

**Status** For Sale  
**Price:** 1,600,000€

**Plot Size:** 1348 m2  
**Gross Area:** 420 m2



This historical property offers magnificent views towards Funchal bay from a tranquil and private location in Santa Luzia. Just 5 minutes walking distance from the centre, this five-bedroom property is perfect as a main residence for a large family or for who likes to have frequent guests.

Remodelled in 2013, the property still honours its 200 years old heritage, maintaining most of the original characteristics.

The house opens up to a generously sized open-plan living dining area with high, hand-worked ceilings. Three original rooms were merged into this one amazing living space to cater for a modern style of living. The floors throughout the house are all in Pitch Pine (Casquinha), a warm and resistant wood, the predilect flooring in historical properties on the island.

All the wooden windows and shutters have been replaced by aluminium ones for improved maintenance and thermal insulation. The typical Madeiran internal shutters, lacquered in white, have been retained & renovated and contribute to the property's charm.

The bright modern fully-fitted kitchen has a spacious adjacent breakfast area. It still features some traditional details such as the typical Madeiran basalt stone surround to the bread oven.

An ample guest WC and a spacious laundry, with direct access to the exterior, complete the accommodation at this level. There are plenty of storage areas inside fitted cupboards, for example in the lobby to the WC or on the lower level.

On the top floor, the ballroom has been remodelled to create the most stunning master suite. This area has been divided into two to form a separate dressing area using free standing furniture, so as not to damage the gorgeous hand-worked high ceilings which feature an angel in each corner. The master suite has a romantic fireplace, a relic from the original ballroom.

A full-length veranda, wrapping around the master bedroom suite, offers the most dramatic views towards Funchal Bay and east to the mountains.

Partially hidden behind a mirror, the master bathroom features a walk-in shower and garden views from a large window. On an intermediate level, there is another generously sized bedroom suite. The other two bedrooms on this floor are facing west and have a shared bathroom. All feature Pitch Pine solid wooden floors (Casquinha).

The last bedroom is located on the lower floor. It is also generous in size and has an ensuite bathroom. It could be used to accommodate a full-time maid or for guests. At this level there is also an ample multipurpose room (50m<sup>2</sup>) which is currently used as a gym atelier games room. This area was recently renovated, and now exposes the natural stone walls of the original house. This floor could easily be turned into a self-contained one-bedroom apartment as it has direct access to the garden.

On the west side of the house, there is an annex which was built in 1983 intended as a gymnasium. Recently it was converted into a further bedroom for guest accommodation, with a fully fitted bathroom. To the rear there is a storage room and a service bathroom for the gardener. The other garden storage room is located on the lower level accessed from outside.

The swimming pool is located on the east side of the property, next to the extensive lawn where a swing and a slide set under a couple of centennial trees guarantee a fun afternoon for the young children. This garden area is so private and tranquil, that you can hear the levada water running into the property's 5 000 litre tank, storing sufficient water for irrigation of the charming gardens.

The lower part of the patio, which is paved with the traditional Madeiran basalt pebbles, features mature bougainvillea. The previous owner of the property used to have various species of orchids in this corridor. The current owners have it fenced off and use it for the family dogs.

The property has a small garage with automatic door for two cars and an imposing iron entrance gate which welcomes you to the property.

Energy rating: 178 D - REF: QuintaVale



### **General**

- ✓ Views: Sea views
- ✓ Main drainage
- ✓ Irrigation System
- ✓ Solar orientation: South
- ✓ Storage / utility room
- ✓ Guest cottage
- ✓ Bread oven
- ✓ Central location
- ✓ Views: City view
- ✓ Drive way
- ✓ Views: Mountain views
- ✓ Quiet Location
- ✓ Uninterrupted views
- ✓ Mains water
- ✓ Fitted Wardrobes

### **Exterior**

- ✓ Garden
- ✓ Proximity: City
- ✓ Proximity: Schools
- ✓ Proximity: Restaurants
- ✓ Proximity: Public Transport
- ✓ Proximity: Playground
- ✓ Proximity: Shopping
- ✓ Proximity: Pharmacy
- ✓ Proximity: Public Swimming Pools

### **Rooms**

- ✓ Pantry
- ✓ Laundry
- ✓ Garage

### **Garden**

- ✓ Pool
- ✓ Automatic Irrigation



**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Funchal

**Coordinates:**

Latitude 32.655832

Longitude -16.905558