



**Bright & luxurious villa with superb views**

**Ref: Contemporary**



<b>Bedrooms:</b>	4	<b>Status</b>	For Sale	<b>Plot Size:</b>	890 m2
<b>Bathrooms:</b>	6	<b>Price:</b>	995,000€	<b>Construction Year:</b>	2008
<b>Ref:</b>	Contemporary			<b>Gross Area:</b>	615 m2
<b>Condition:</b>	Not applicable				



Extraordinary! There is no better way to describe this stunning four-bedroom villa. Set on a gentle hillside in the parish of Santo António, on the outskirts of Funchal, just 3 minutes from various restaurants, cafés, shops and a supermarket, this contemporary design villa offers privacy, tranquility and the most attractive views: the mountains to the north and the vastness of the Atlantic Ocean & the 'Desertas' islands behind Funchal Bay.

This is not only an ideal family home but could also be an excellent rental investment as a holiday property. Similar properties in the surrounding area have a history of good occupancy rates over several years.

The majestic basculating floor to ceiling wooden entrance door opens up to a bright entrance hall, featuring the solid mahogany floors which we find throughout. The open-plan living dining area, full of light, has extremely high ceilings and feels ample and cosy at the same time. Near the fireplace, it is possible to enjoy spectacular views towards Funchals Bay, framed by the south-east facing French sliding doors.

The fully fitted family kitchen, painted in a lettuce green, feels fresh and welcoming. In addition to Funchal and the ocean, it also features mountain views. There is a laundry to the rear, hosting its own private veranda.

Most of the bedrooms are on this floor, which makes this a handicap friendly villa. They are located to the west, away from the reception areas, being this way extremely private. The access corridor is to the north, after passing the guest WC and a small TV sitting area. It has ample north-facing windows which guarantee natural light all day long.

All bedrooms are ensuite, feature fitted wardrobes and direct access to the garden. The master suite is the only one with a whirlpool bath in addition to the walk-in shower. It also features a generous dressing area.

The top floor comprises the fourth bedroom which is only used for guests. It offers spectacular mountain views and a private veranda from where it is possible to view the snow on those few days per year when it covers the highest peaks in Madeira. The office, located in the mezzanine area, enjoys stunning views towards Funchal Bay. There is a fully fitted bathroom and a west-facing veranda on this floor.

There is an extensive garage on the lower level, which can accommodate various cars, but which could easily be divided into other multipurpose rooms. Part of the garage space has already been converted into a gymnasium and a dining area serving the family barbecue located to the north-east. There is another guest WC at this level.

The carport near the main entrance door has become the practical parking solution for a busy daily routine.

The property is equipped with air-conditioning, electrical blinds, central vacuuming and solar panels for domestic water heating. There is space to install a swimming pool if required in the front lawn.

Energy rating: C - REF: Contemporary

#### **General**

✓ Built year: 2008



**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Funchal

**Coordinates:**

Latitude 32.663953

Longitude -16.942920