



**Unique seafront property on the sunny southwest coast**

**Ref: seafront**



**Bedrooms:** 5  
**Bathrooms:** 4  
**Ref:** seafront  
**Condition:** Not applicable

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

**Plot Size:** 1738 m2  
**Gross Area:** 345 m2



The proximity to the Atlantic Ocean in such a sunny and tranquil area of Madeira makes this traditional style home one of a kind.

Set on a fajã, just below Arco da Calheta, 5 minutes from the centre of Calheta, & 40 minutes from Funchal, this period property features five bedrooms, ample reception areas and exclusive access to the pebble beach and ocean below.

The surrounding banana plantations keep the property extremely private. It opens up to an ample entrance hall, added to the property in the 2000s, when it was refurbished. A new fitted kitchen and extra bathrooms were also added at that time. It is internally well-divided, something that is unusual in this type of period property.

On the ground floor, three distinct reception areas invite you to unwind from the bustle and hustle of modern life and relax. The sound of the pebble stones being dragged by the the waves mesmerize anyone who sits on the sofas with the open window.

At this level, there is a fully fitted bathroom, a guest WC and a pantry, taking advantage of the empty space underneath the staircase.

The top floor comprises the five bedrooms, four of them featuring ocean views, two fully fitted bathrooms, and the old kitchen area, which is not used anymore, just to access the bedrooms, despite still featuring the traditional bread oven and bread making tub.

The centennial part of the property is in stone: warmer in the winter, cooler when it gets hot outside. The top floor has high ceilings and solid wooden casquinha floors.

There is space to build a swimming pool and create gardens to the west of the house in what is currently a banana plantation. The property features a barbecue and a private carport near the access road. A footpath gives pedestrian access to the property.

Please note that in Madeira it is not allowed anymore to build this close to the ocean. These types of seafront properties are not easy to find, especially on generously sized flat plots.

This charming property is perfect as a holiday home and would also be a gem in the short-term holiday market representing an excellent investment. Similar properties in the surrounding area have a good return on investment as holiday rentals, achieving year-round occupancy.

Energy rating: E - REF: seafront

### **General**

✓ Floors: 2



**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Calheta

**Coordinates:**

Latitude 32.706622

Longitude -17.147047