



**Premium villa with panoramic city & seascape**

**Ref: VillaSMartinho**



**Bedrooms:** 4  
**Bathrooms:** 4  
**Ref:** VillaSMartinho  
**Condition:** Not applicable

**Status** For Sale  
**Price:** 1,550,000€

**Plot Size:** 1200 m2  
**Gross Area:** 228 m2



The privileged hillside location of this four-bedroom villa guarantees the best panoramic city & sea views to the south. Set in the parish of São Martinho, this villa offers the possibility to be far away from the hustle and bustle of the city life, with no direct neighbours, but still close to all amenities, three minutes from the high-way that gives quick access to the airport and the countryside, and just ten minutes from the city centre. This is a premium villa for full time luxurious living, also suitable for holiday rental, as it is already licensed.

The main entrance gate, south of the 1200 sq.m. property, opens up to a wide driveway, paved with 'calçada portuguesa', typical drawings made with small basalt stones contrasting with white pebbles, leading up and across the mature & established garden built up in levels to the south of the villa.

The house comprises two floors, plus the garage and storage multipurpose rooms in the basement. The property also features a covered area, adjacent to the garage, wide enough for an extra parking space. Guests can easily park in the wide driveway.

The ground floor opens up to a spacious and bright living dining open-plan, also in split levels, with wooden floors in the traditional 'casquinha' throughout. Due to its hillside location, facing south, the villa is very sunny, warm and cosy, but for those colder, rainy or cloudy winter days the living area is equipped with a woodburning stove for heating and extra comfort.

Glass sliding doors give direct exterior access from the living dining open-plan into the pool area. The location of the 10 x 4 metre heated infinity swimming pool, at the higher level of the property, in front of the main house, allows you to make the most of the 180° uninterrupted views. To the south west, adjacent to the pool, there is a built-in barbecue with an exterior dining table where you can enjoy supper watching the sunset.

The family kitchen, also to the southwest, is fully fitted and spacious, and strategically placed adjacent to the barbecue area. On the opposite side of the villa, an office, a TV room and a bathroom complete the accommodation on this floor.

The main access stairs, wide and bright, are also in solid wood. Upstairs, a spacious reception hall with fitted wardrobes for storage, connects all four bedrooms. The mastersuite, located south, has privileged views from a private balcony. This also features an ensuite bathroom and dressing area. - REF: VillaSMartinho

#### **General**

- ✓ Views: Sea views
- ✓ Floors: 3
- ✓ Views: City view

#### **Rooms**

- ✓ Garage

#### **Equipment**

- ✓ Double Glazing



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**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Funchal