



## listing



### Agenten-Info

Name: Ezequiel Freitas  
E-Mail: [info@etcmadeira.com](mailto:info@etcmadeira.com)  
Name der Firma: ETCMADEIRA  
Land: Portugal  
Erfahrung seit: 2005  
Art der Dienstleistung: Immobilien verkaufen  
Spezialgebiete: Buyer's Agent, Listing Agent, Umzug, Beratung  
Art der Immobilie: Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Andere  
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Sprachen: Catalan, Czech, Danish, Dutch, English, Finnish, French, Galician, German, Hungarian, Irish, Italian, Lithuanian, Norwegian, Polish, Portuguese, Russian, Swedish  
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### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 1,234,650.69

#### Standort

Land: Portugal  
Staat/Region/Provinz: Madeira  
Stadt: Calheta  
Veröffentlicht: 24.10.2022  
Beschreibung:

**A very large house with a lot of inside space**

**Living area: 403 m2.**



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**& Land area: 1400 m2.**

**Possible to add 900 m2 more land for 180.000 Euros.**

**Private garden view point.**

**Custom pool area included in price, made to your specification.**

**3-bedroom house – one on suite bedroom.**

**3 full bathrooms and one service bathroom by the barbecue,**

**Full modern and spaced kitchen.**

**Large habitable attic with balconies and bathroom.**

**Large garden and patio.**

**2 car garage and gated off-road parking.**

**Good state as new.**

**Built-in closets.**

**Big Loft; for even 2 bedrooms more or separate apartment.**

**South, West orientation, so the sun always with the sun on the top of the house.**

**Access and property adapted for people with reduced mobility.**

**Solar and electric solar panels for auto-supplying energy.**

**Panoramic, mountain, ocean and sunset views.**



**Endless sea and sea views, and no neighbors next to the house.**

**4 minutes' drive (3 kilometres) to Caletha's Beach, Marina, supermarkets, pharmacy and all the services.**

3 bedrooms, garage, 1400 m<sup>2</sup>. All Furniture. Will include a new pool. Possible to buy the side land (900 m<sup>2</sup>) for 180.000 EUR more?

Fabulous House T3 Attic, detached for sale in Arco da Calheta, Madeira Island, "facing" SOUTH on a plot with an area of 1400m<sup>2</sup>.

This beautiful house is distributed by the following description:

Ground Floor:

- Entrance Hall with a large door,
- Room with very generous areas, with many high-quality windows, double glazing, with 100% natural light,
- Stunning views over the surrounding areas, sea, and mountains,
- It has a WC with a high standard of quality,
- Modern kitchen, with good areas, fully equipped, has laundry,
- Barbecue area, with very good areas, "Al Fresco" with high-quality standards, lined with "Grés-Breda", has WC in this area,
- On this same floor, that is, on the ground floor, there are 3 bedrooms with unusual areas, with a high standard of quality of materials and construction, 1 en-suite, with large built-in wardrobes,
- Quality toilets,
- 1 Parking for 2 cars inside, more parking in the driveway for more than 4 cars,
- They have 1 cellar, storage room, and bunker located on floor -1 of the building, next to a land filled with fruit trees. In this area, the construction of 1 swimming pool is included, including the advertised value,

1 ° floor:



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- Access stairs to the 1st floor – SOTÃO, has a huge hall for gym, party room, office, with WC, 3 beautiful balconies to the outside,
  - The floor of the Attic is completely ceramic, large glass, double glazing, walls lined with “Grés-Breda”,
  - In the value of the sale of the Property, the construction of 1 swimming pool in reinforced concrete, lined with glass ceramic tiles with generous 9x4mtrs areas, is included,

In addition to the nice area where you are in a beautiful house, the potential interested in the acquisition of this House can also purchase a plot of land on the side, right for the construction of another property.

It is certainly an excellent opportunity to acquire a high-quality building, located in the emblematic area of Arco da Calheta, known for its mild climate, with breathtaking views.

## CHARACTERISTICS

State: As New

Living area: 366 m<sup>2</sup>

Land area: 1.400 m<sup>2</sup>

Área de implantação: 207 m<sup>2</sup>

Área bruta: 366 m<sup>2</sup>

Rooms: 3

Baths: 5

Construction year: 2010

Energy certificate: C

Gebaut: 2007

### Allgemein

Schlafzimmer: 3

Badezimmer: 4

Fertige m<sup>2</sup>: 403 m<sup>2</sup>

Grundstücksgröße: 1400 m<sup>2</sup>

### Mietbedingungen

Verfügbar ab:



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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**Kontaktinformation**

IMLIX ID:

etcCarlosG

