



## 6 bedroom house in Pinhal Novo, Palmela



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Rui Vinagreiro  |
| Name der Firma:         | LOTE 107  |
| Land:                   | Portugal  |
| Erfahrung seit:         |   |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen   |
| Telefon:                |   |
| Sprachen:               | English, Portuguese   |
| Webseite:               | <a href="https://www.lote107.pt">https://www.lote107.pt</a> |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 950,000 |

#### Standort

|                       |                  |
|-----------------------|------------------|
| Land:                 | Portugal         |
| Staat/Region/Provinz: | Distrikt Setúbal |
| Stadt:                | Palmela          |
| Adresse:              | Pinhal Novo      |
| Veröffentlicht:       | 28.09.2024       |

#### Beschreibung:

Single storey T6+2 villa with swimming pool in Pinhal Novo, it is the dream property for those looking for a peaceful refuge in the heart of nature, as well as offering the perfect balance between comfort and rustic charm.

Located in Pinhal Novo, municipality of Palmela, in this very spacious property you find the perfect balance between comfort and elegance. The property is well maintained and full of modern amenities, including an 8 x 4m salt water swimming pool, garden, a football field and a 30m<sup>2</sup> annex.

With a land area of 5,425 m<sup>2</sup> and a gross construction area of 368 m<sup>2</sup>, ideal for those who value space and privacy.

This property stands out for its large areas and unique characteristics, built in 2007, with a modernization carried out in 2021, including the use of the attic (77m<sup>2</sup>) into a very spacious open space that allows the creation of several leisure spaces, with a storage space and a bathroom with double sink, double hydromassage bathtub and shower tray. With 9 Windows, it allows natural light to enter. It also has a closet with shelves, in addition to all sides of the attic for storage area.



The property has four bedrooms, two of them en suite, one of the suites with a closet, and five bathrooms, the kitchen is fully equipped with lots of storage and with direct connection to the living room with a very generous area that allows you to create two environments, it has a fireplace with stove with heating connection for the attic area, an office and another multipurpose space.

The entire social area is directly facing the outside where you will find a rest area with a pergola, and on the other side an annex with a kitchen with ceramic hob (with independent electrical panel), barbecue, living room and complete bathroom.

Other Features to highlight:

- Water points throughout the land, allowing the orchard to be irrigated. (fruit trees: fig trees, lime trees, orange trees, clementines, and 5 olive trees, etc.). Water from a borehole from an agricultural association at very affordable prices.
- Independent electrical panel for charging electric cars;
- Closed kennel, storage house, and a natural grass football field.;
- Outdoor greenhouse with 2 water points;
- Additional gate to access the orchard;
- Installation of internet network cards (16-port powered rack), powered up to its input by optical fiber with 5 satellite dish outputs;
- All rooms in the house, including access to the outside, have television sockets;
- Pre-installation of Air Conditioning;
- The entire property is fed by water from a borehole from an agricultural association at very competitive prices;
- Video Surveillance;
- Tank and solar panel for water heating;
- 6 solar panels for energy production without batteries;
- Outdoor space at the entrance of the house allows parking for 3 4 cars.;
- Affordable IMI, around 400 per year.

Distance about 5 minutes from the A12 and A33.

Very calm area in the middle of the countryside, with stunning sunsets!

If you are looking for proximity to all services, but prioritizing the tranquility of country life, this is the perfect property!

Don't miss the opportunity to enjoy everything this villa has to offer in Pinhal Novo.

Schedule your visit now!

[www.lote107.pt](http://www.lote107.pt)

[info@lote107.pt](mailto:info@lote107.pt)

+351 913 058 337

LOTE 107 - IMÓVEIS | REMODELAÇÕES | DECORAÇÃO



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- REF: LT0323

Neu: Nein  
Gebaut: 2007

## Allgemein

Schlafzimmer: 5  
Badezimmer: 5  
Fertige m<sup>2</sup>: 350 m<sup>2</sup>  
Grundstücksgröße: 5425 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: LT0323

