



## Exceptional villa in Gradil: 5 suites, pool & panoramic view, 20 minutes from Lisbon



### Στοιχεία μεσίτη

|                   |                    |
|-------------------|--------------------|
| Όνομα:            | Soraia Pinto       |
| Όνομα εταιρείας:  | Arrabellimmo       |
| Χώρα:             | Portugal           |
| Experience since: |                    |
| Τύπος υπηρεσίας:  | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments         |
| Τηλέφωνο:         |                    |
| Languages:        | Portuguese         |
| Site:             |                    |

### Στοιχεία καταχώρησης

|              |                  |
|--------------|------------------|
| Ακίνητο για: | Πώληση           |
| Τιμή:        | USD 1,263,248.87 |

### Τοποθεσία

|                        |                                                  |
|------------------------|--------------------------------------------------|
| Χώρα:                  | Portugal                                         |
| Νομός/Περιοχή/Επαρχία: | Lisbon                                           |
| Πόλη:                  | Mafra                                            |
| Διεύθυνση:             | Enxara do Bispo, Gradil e Vila Franca do Rosário |
| Δημοσιεύθηκε:          | 13/11/2025                                       |

### Περιγραφή:

Gradil Charming Villa with 5 Suites The Best of Portuguese Lifestyle, Just Outside Lisbon

Just 20 minutes from Lisbon, in the typical village of Gradil, this elegant 432 m<sup>2</sup> villa invites you to embrace the authentic, relaxed rhythm of Portuguese life. Nestled among green hills, vineyards, and local traditions, it embodies a simple, warm, and refined lifestyle.

A living environment full of tradition and nature

Surrounded by rolling landscapes, country paths, and vineyards, the villa is just steps from Quinta de Sant Ana, an emblematic winery of the region. A place of life and sharing, the Quinta offers tastings, cultural events, and experiences at the heart of Portuguese terroir.

Here, time slows down:

Enjoy a coffee on the terrace under the olive trees

Listen to the cicadas singing in the late afternoon



Live in harmony with the seasons and local produce

The perfect balance of authenticity, comfort, and modernity

This home offers everything a family or discerning couple could wish for:

5 comfortable suites, including a 44 m<sup>2</sup> Owner Suite

Bright living room with fireplace, modern kitchen with cozy dining area

Large terraces, heated pool, low-maintenance garden

Walled plot of 1,030 m<sup>2</sup> with breathtaking views over the Gradil hills

An ideal location to combine calm and connectivity

20 minutes from Lisbon and the airport

Close to Mafra, Malveira, shops, schools, and facilities

20 minutes from Ericeira beaches for an ocean dip after Sunday market

Near Dolce CampoReal Golf Resort & Spa

Easy access to the French Lycée of Lisbon

An exceptional villa designed for comfort

Ground floor:

Spacious 60 m<sup>2</sup> bright living room with fireplace and southwest-facing terrace

Modern equipped kitchen with pantry, connected to a 35 m<sup>2</sup> dining area

Large shaded terrace with pool view

Independent 17 m<sup>2</sup> suite (ideal office or guest room)

Wooden staircase illuminated by a skylight

First floor:

44 m<sup>2</sup> Owner Suite with custom dressing room

23 m<sup>2</sup> Master Suite with private terrace and panoramic views



Two other spacious suites for children or guests

Basement:

Garage

Laundry room and ample storage

Meticulously landscaped exterior

Walled plot of 1,030 m<sup>2</sup>

Heated pool

Tree-filled, low-maintenance garden

Unobstructed views of the village and surrounding hills

Whether as a primary residence or a vacation home, this villa offers an exceptional lifestyle, combining tranquility, elegance, and proximity to Lisbon.

Virtual tour:

<https://my.matterport.com/show/?m=zS5WXd7gWWz>

- REF: AM126

|                 |      |
|-----------------|------|
| Νέος:           | Οχι  |
| Κατασκευάστηκε: | 2004 |

## Κοινά

|                               |          |
|-------------------------------|----------|
| Κρεβατοκάμαρες:               | 5        |
| Μπάνια:                       | 6        |
| Τελειωμένα τετραγωνικά πόδια: | 432 τ.μ  |
| Μέγεθος αυλής:                | 1030 τ.μ |

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://my.matterport.com/show/?m=zS5WXd7gWWz">https://my.matterport.com/show/?m=zS5WXd7gWWz</a> |
|-------------------|-----------------------------------------------------------------------------------------------------------|

## Contact information

|           |       |
|-----------|-------|
| IMLIX ID: | AM126 |
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# IMLIX

**IMLIX αγορά ακινήτων**  
<https://www.imlix.com/el/>

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