



## listing



## Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

## Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 866,357.07 |

## Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | Portugal   |
| Νομός/Περιοχή/Επαρχία: | Leiria     |
| Πόλη:                  | Alcobaca   |
| Δημοσιεύθηκε:          | 09/03/2026 |

Περιγραφή:

TWO STEPS FROM THE BEACH..... 3,400m<sup>2</sup> - 600m<sup>2</sup> of covered area....

This charming villa is located in the charming village of São Martinho do Porto, and is comfortably set on a plot of no less than 3,400m<sup>2</sup>, where there is space for your villa with over 600m<sup>2</sup>, a large patio, gardens, and even a vegetable garden where the family grows their own fruit and vegetables.

The property, which is fully fenced, is just 100m from a shopping centre and a straight, flat 800m walk from the beach. The main floor of the house has a master suite with a walk-in wardrobe and WC, two suites that share a WC, another suite with a private WC, and an office (through which you can access the large attic). The social areas consist of a living room that connects to the dining room via a double-sided fireplace, one for each room; the fully equipped kitchen connects to the dining room and has access to a south-facing outdoor deck of approximately 40m<sup>2</sup>, where the sun is always shining. Next to the kitchen is the laundry room and clothes care area with storage. In the corridor leading to the private areas, there is a pellet stove, which ensures complete comfort throughout this area in winter. There is also a guest toilet on this floor. On the ground floor, there is the property's garage, with an area of 300m<sup>2</sup>, with a slab made entirely of reinforced concrete. There is space for everything here, from parking several cars to a multipurpose area for games and other leisure activities, as well as storage space for all gadgets, such as surfboards, jet skis, bicycles, etc. Obviously, there is also another guest toilet. For efficient management of domestic consumption, the villa has its own solar energy production system, as well as a water well that supports all the property's needs; the house is heated by a pellet or diesel boiler.



The property has double glazing with a tilt-and-turn system; with all these features, we are not surprised that the property has been awarded an 'A' energy rating.

In short... If you are looking for a small farmhouse, where tranquillity reigns, with a well-built house, full of light on all sides, energy efficient, where you can comfortably accommodate an extended family and visiting friends, all within the village of São Martinho do Porto, and a stone's throw from its iconic beach, then this could be the solution.

Come and visit, and be enchanted!

#ref: 831085

## Κοινά

|                               |          |
|-------------------------------|----------|
| Κρεβατοκάμαρες:               | 4        |
| Μπάνια:                       | 5        |
| Τελειωμένα τετραγωνικά πόδια: | 619 τ.μ  |
| Μέγεθος αυλής:                | 3400 τ.μ |

## Building details

|                    |   |
|--------------------|---|
| Number of Garages: | 1 |
|--------------------|---|

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ZAZY-T105633/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105633/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 831085

