



## Luxury 4 Bed Villa for Sale in Atlantida



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 336,094.56

#### Location

Pays: Uruguay  
État/Région/Province: Canelones  
Ville: Atlantida  
Indicatif régional: 15200  
Soumis: 15/12/2023  
Description:  
Luxury 4 Bed Villa for Sale in Atlantida Uruguay

Esales Property ID: es5553972

#### Property Location

Republica de Chile y esq Calle 4  
Atlantida  
Canelones  
15200  
Uruguay

#### Property Details

Nestled in the heart of Uruguay's charming coastal town of Atlántida, Villa Hurlevent stands as a testament to timeless elegance and modern comfort. Built in the early 20th century, this captivating property has undergone extensive renovations in 2007, preserving its historic charm while enhancing its functionality and livability.

With the addition of a fully equipped open-plan studio above the garage, Villa Hurlevent now boasts an



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expansive living space that accommodates 3/4 bedrooms, 2 full bathrooms, 1 service bathroom, 2 kitchens, 2 living rooms, and a small basement that can be utilized as a storage area or wine cellar.

The property's north-facing façade basks in the warm embrace of the sun throughout the day, inviting relaxation and enjoyment from the balcony perched above the main entrance. The backyard, adorned with an established garden, a well-proportioned barbecue area with a covered open space, and a raised terrace accessible via an external staircase, provides a tranquil retreat amidst the lush greenery.

Villa Hurlevent's energy efficiency is evident in its thermal solar panels, which contribute significantly to the production of hot water. The property is also connected to the city's mains water and sanitation, ensuring a seamless supply of essential amenities.

The three-level layout seamlessly integrates the main house and the studio apartment above the garage via a custom-made steel and wooden staircase, creating a unique and flexible living arrangement. The studio can also be transformed into an independent living space with its own external access through the garden.

The property's generous 373 square meters are divided as follows:

- \* Ground floor, house: Hallways, large living room with air conditioning and heater (high-performance Norwegian stove, controlled combustion, reaching a temperature of 330°C. Pellets are used), kitchen with air conditioning and fitted cabinets, service bathroom (WC), garage, laundry room, work space, barbecue (barbacoa), basement.
- \* Upper floor, house: Terrace, 2 bedrooms (both with spacious built in wardrobes in cedar, and programmed eco-panels, the master bedroom counts with 9000 btu inverter air conditioning), living room (potential 3rd bedroom), main bathroom, loft with separate entrance to the house if necessary.
- \* Studio/loft: distributed across two levels, 1 open plan bedroom, living room, kitchen, and a full bathroom. The large windows in the study allow for natural light making the place cozy in the winter, and the loft-style bedroom has a window that overlooks the sea.

With its remarkable combination of historical charm, modern features, and spacious living areas, Villa Hurlevent stands as an exceptional property that beckons discerning homeowners to experience the allure of Atlántida. Whether seeking a tranquil retreat or a vibrant hub for family gatherings, this captivating villa offers an unparalleled lifestyle amidst the beauty of Uruguay's coastline.

Points of interest for the house:

- Fenced property with alarm.
- \* privacy screens made of galvanised steel sheets, and hedges.
- \* new covered carport
- \* new patio
- \* new wooden gate separating the front garden from the back (helpful if pets needs to be kept separate)
- \* There is a dug well in the garden, capacity of 27000 Litres, that collects rainwater and ensures a green garden
- \* 2nd covered patio in front of the barbacoa
- \* work benches and shelves added to the enclosed space created under the terrace, making it an excellent workspace for those that like to tinker or have a dedicated garden workspace.



- \* two external water taps, one under the terrace, and one in the barbacoa.
- \* Big portico and front facing balcony with large double glass windows
- The house has an air circulation system with ventilation ducts, temperature control in the different rooms and water heating using solar energy (250L) with support from electric heaters if necessary.
- The loft has a 24,000 btu inverter air conditioner.
- Three-phase electric power.
- There are sanitation facilities in the area.
- There are OSE water filters.
- The main entrance is a double door made of pink lapacho and cedar, very secure.
- \* basement is accessed through a trap door in the kitchen
- \* dedicated laundry space off the garage.

Additional points of interest:

- 5 minutes, approx. 600 meters, from the city centre
- 80 meters from Playa Brava and 300 meters from Playa Mansa
- Bus stop nearby, approx. 400 meters, with regular connections to Montevideo and the Gold Coast
- \* police station 300 meter, with regular patrols
- \* Atlántida has several medical centres, banks, school, and public service offices.
- \* There is a large Hypermarket in Atlántida and a Casino.

## ABOUT THE AREA

Atlántida is a resort town of the Costa de Oro in Canelones Department of Uruguay, 45 kilometres east of Montevideo. Atlántida is also the name of the municipality to which the town belongs and which includes a few more resort towns to the north and to the west of the town.

Visiting the Atlantida Uruguay seaside resort may be one of the greatest adventures in the world. This city in Uruguay has not only become one of Uruguay's most popular tourist attractions it is also the capital of Costa de Oro.

Visitors can easily reach the sandy shores and sparkling waters at Atlantida Uruguay because it is conveniently located only a short distance from the large city of Montevideo Uruguay. It is possible to travel to Atlantida by plane, ferry or car.

Once you arrive in Atlantida Uruguay you will be charmed by the beauty and natural wonders that surround you. There are modern homes, hotels and older residences all coexisting in the same general locale. Some of the older homes are located very near the ocean shoreline and they have stately balconies that offer stunning views of the horizon. There are many gardens and parks that are in Atlantida Uruguay as well. These feature splendid contrasts to the tall, rocky cliffs that are found at the edge of the water.

It takes little imagination to realize how romantic and endearing this seaside resort actually is. You can easily picture in your mind the rich and colorful city as it must have looked in years gone by. There are a number of fun filled beaches such as Playa Mansa and Playa Brava waiting for you when you travel to



Atlantida. You are sure to discover a quiet cove where you can enjoy the sounds of the ocean as you relax in a serene setting. There are also beaches with soft sand and gentle waves that are ideal for walking and wading in the ocean surf. If you have a more adventurous streak you may prefer to visit one of the Atlantida Uruguay beaches where surfing, kayaking or parasailing are the favorite activities.

## MAiN FEATURES:

- 233m2 of living space
- 373m2 of land
- 4 Bedrooms
- 3 Bathrooms
- Stunning Views
- Private Parking
- Private Garden
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Uruguay
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	233 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UAJM-T2269/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T2269/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18703-es5553972

