



## Excellent 4 Bed Villa For Sale In Setubal Portugal



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 626,698.7

### Location

Pays:	Portugal
État/Région/Province:	District of Setúbal
Ville:	Setúbal
Indicatif régional:	2910-337
Soumis:	12/01/2026

### Description:

Excellent 4 Bed Villa For Sale In Setubal Portugal

Esales Property ID: es5554916

R. dos Limoeiros 312, 2910-337 Setúbal, Portugal

Eco-Friendly Four-Bedroom Masterpiece in Setúbal, Portugal

Nestled in the breathtaking region of Setúbal, this property is a rare find for the environmentally conscious buyer who refuses to compromise on luxury or space. Constructed with a revolutionary ecological/natural concept, this four-bedroom home combines traditional comfort with cutting-edge sustainable materials. The house is built on a reinforced concrete skeleton, featuring high-thickness walls (up to 50cm) made of pressed straw panels finished with natural clay, lime, and marble powder coating. This design ensures exceptional thermal mass and a healthy living environment.



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## Expansive Living Spaces and Smart Design

The property offers a total of 231m<sup>2</sup> of living space across the ground floor, first floor, and attic, plus an additional 77m<sup>2</sup> underground level. The ground floor boasts a massive 51m<sup>2</sup> open-plan living room and kitchen area. The kitchen is a chef's delight, fully equipped with high-end appliances from Siemens, Teka, and LG, including a dishwasher, washing machine, and refrigerator.

The lounge is designed for relaxation, featuring a wood-burning stove with a heat recovery system that cleverly ducted to heat two of the upper bedrooms. A massive 85-inch Sony TV remains with the home. This level also includes a 9m<sup>2</sup> office (which can serve as a fourth bedroom) and a cleverly designed bathroom that utilizes the under-stair space for integrated storage.

## The Private Quarters and Attic

The first floor houses the sleeping quarters, including a luxurious suite with a private bathroom and walk-in closet. Two additional spacious bedrooms (15m<sup>2</sup> and 13m<sup>2</sup>) share a large common bathroom equipped with a bathtub and dual washbasins. All bedrooms feature solid wood doors and structural reinforcements for wall-mounted televisions.

Above, the 77m<sup>2</sup> attic offers a versatile, high-ceilinged space. While not part of the original project registration, it is fully functional with its own circuit breaker, water points, and sockets. The owner has already prepared wardrobe structures on the sides, making it an ideal playroom, studio, or massive storage area.

## Garage, Wine Cellar, and Gym

The 77m<sup>2</sup> underground garage is much more than just a place to park two cars. With access from both sides and its own dedicated electrical circuit, the space currently hosts:

- \* A dedicated mini gym area.
- \* A private wine cellar.
- \* Extensive storage shelving.
- \* Multiple water taps and power outlets for workshop use.

## A Private Oasis: Sauna and Jacuzzi

The exterior of the property is designed for the ultimate Mediterranean lifestyle. It features a custom-built annex housing a Finnish wood-burning sauna and a large 9-person Jacuzzi in perfect working order. The outdoor dining experience is anchored by a custom-ordered stainless steel barbecue suite.

## Technical Excellence and Remodeling Opportunity

Every detail of this home has been meticulously selected, from the German-quality triple-glazed PVC windows (Guardian Sun) to the treated solid wood staircase and natural cork flooring. The house is highly energy-efficient, utilizing a 300L solar water heating system and photovoltaic panels.



The property is currently listed as a 'used' home, and the owner is offering a €50,000 allowance towards remodeling and refurbishment (painting and exterior/interior touch-ups) to bring the home to a pristine, 'like-new' state.

## ABOUT THE AREA

Setúbal is a historic port city in Portugal, located on the northern bank of the Sado River estuary, about 50 kilometers south of Lisbon. Its history stretches back to the Roman period when it was known as Cetóbriga, a major center for fish-salting. Today, the city retains its strong maritime identity while serving as a gateway to some of the country's most stunning natural landscapes, including the Arrábida Natural Park and the Troia Peninsula.

The city's economy has traditionally revolved around the sea, once serving as the heart of Portugal's sardine canning industry. While modern industry—such as automobile manufacturing and paper production—now plays a significant role, the local culture remains deeply rooted in fishing. Visitors often flock to the Mercado do Livramento, widely considered one of the best fish markets in the world, to sample the local delicacy, choco frito (fried cuttlefish), and the region's acclaimed Moscatel wine.

Nature is one of Setúbal's greatest draws. The Arrábida Natural Park offers a dramatic contrast of lush green mountains meeting turquoise waters and white sandy beaches like Galapinhos. The Sado estuary itself is famous for hosting a rare resident population of bottlenose dolphins, which can often be seen on guided boat tours. Across the river, the Troia Peninsula provides nearly 18 kilometers of pristine coastline and high-end resorts, accessible by a short ferry ride from the city center.

The nearest airport to Setúbal is Lisbon Portela Airport (LIS), located approximately 48 kilometers (30 miles) to the north. The journey typically takes about 35 to 45 minutes by car via the A2 motorway and the Vasco da Gama Bridge. For those using public transport, there are direct bus services from Lisbon's Gare do Oriente station that reach Setúbal in roughly 35 to 50 minutes.

## MAiN FEATURES:

- \* 241m<sup>2</sup> of living +77m<sup>2</sup> of attic
- \* 252m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Parking
- \* 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 Portugal
- \* 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:	241 m <sup>2</sup>
Dimesions du lot:	252 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.036.067

