



## House - T2 + Apartment T3 with Active Local Accommodation – Calheta, Madeira



### Information de l'agent

Nom:	Ruben Nobrega
Nom de compagnie:	Links Homes Real Estate
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 692,756.45

### Location

Pays:	Portugal
État/Région/Province:	Madère
Ville:	Calheta
Adresse:	Arco da Calheta
Soumis:	22/05/2026

### Description:

Excellent Investment and Housing Opportunity in Estreito da Calheta, Madeira!

We present this magnificent property in total ownership, consisting of two fractions with completely independent uses and entrances (Fraction A and Fraction B). Perfectly integrated into a quiet and easily accessible area, the property benefits from excellent sun exposure and a stunning panoramic view over the Atlantic Ocean.

This property stands out for its enormous versatility: it is the ideal choice for those looking for a spacious family residence with the possibility of monetizing the attached apartment, or for investors who want to explore the tourist market of local accommodation in one of the most sought after and valued municipalities on the island of Madeira.

### Details of the Fractions

#### 1. Main House T2 (Fraction A - Family Housing)

The main villa has a classic and robust style, with traditional architectural features that give a warm, safe and very welcoming atmosphere:



Gross Private Area: 184.16 m<sup>2</sup> of generous and well-distributed areas.

Private Garage: Enclosed garage on the ground floor, with space for secure parking and additional storage, as well as parking facility outside the property.

Living and Leisure Rooms: It has a cozy main living room with carved wooden ceilings, complemented by a magnificent fully glazed secondary dining living room (sunroom style), very sunny and with direct access to the outdoor patio.

Traditional Kitchen: Large and very functional kitchen, equipped with dark granite countertops, white cabinets, built-in appliances and a generous central dining table.

Bedrooms and WC: Two large bedrooms with high quality classic wood furniture and built-in wardrobes. Full bathroom equipped with whirlpool bath.

Outside: Surrounded by paved patios ideal for al fresco dining, separate laundry and storage areas.

## 2. 3 Bedroom Apartment (Fraction B - Active Local Accommodation)

Located on the top floor, this apartment has been fully renovated and decorated with a modern, young and minimalist design. It is sold furnished and equipped, ready to continue the business:

Gross Private Area: 101.23 m<sup>2</sup>.

Open-Space Concept: Large living and dining room with light ceramic floors and excellent natural lighting, harmoniously connected with the kitchen.

Modern Kitchen: Straight lines with cabinets in a vibrant red tone, fully equipped with oven, hob, microwave, dishwasher and fridge combined.

Bedrooms and WC: Two comfortable bedrooms with built-in wardrobes and large windows. Contemporary bathroom with shower (shower).

Private Sea View Balcony: The great strong point for guests, offering a fantastic space to relax and enjoy the sunset over the sea.

## 3. Integrated Rustic Land

The property also includes an adjacent rustic article with 177 m<sup>2</sup> (Lombo da Igreja Acima). This space is perfect for the cultivation of a traditional organic vegetable garden, the creation of a landscaped garden or the development of a future leisure area swimming pool.

### Technical Features and Highlights

Total Urban Land Area: 481.00 m<sup>2</sup> (Building implantation area: 197.80 m<sup>2</sup>).

Total Gross Private Area: 285.39 m<sup>2</sup> (Sum of the two fractions).



Parking: Closed garage integrated into the villa.

Sustainability: Roof equipped with photovoltaic solar panels, ensuring excellent energy efficiency and cost reduction.

Immediate Profitability: Active Local Accommodation (AL) license with excellent track record and guest feedback.

Premium Location: Located on the Caminho da Igreja, Estreito da Calheta. Close to Calheta Sand Beach, the Marina, supermarkets, restaurants, public services and with quick access to the highway.

Don't miss this unique opportunity in the Madeiran market to reconcile quality of life with a highly profitable business.

## Links Homes Real Estate

We embrace your dream as if it were our own. - REF: LH-856-2026

Nouveau: Non

## Commun

Chambres: 4  
Salle de bains: 3  
Dimensions du lot: 481 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: LH-856-2026

