



## listing



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 1,080,000

#### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Madeira
Città:	Calheta
Publicato:	24/10/2022
Descrizione:	

**A very large house with a lot of inside space**

**Living area: 403 m2.**



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**& Land area: 1400 m2.**

**Possible to add 900 m2 more land for 180.000 Euros.**

**Private garden view point.**

**Custom pool area included in price, made to your specification.**

**3-bedroom house – one on suite bedroom.**

**3 full bathrooms and one service bathroom by the barbecue,**

**Full modern and spaced kitchen.**

**Large habitable attic with balconies and bathroom.**

**Large garden and patio.**

**2 car garage and gated off-road parking.**

**Good state as new.**

**Built-in closets.**

**Big Loft; for even 2 bedrooms more or separate apartment.**

**South, West orientation, so the sun always with the sun on the top of the house.**

**Access and property adapted for people with reduced mobility.**

**Solar and electric solar panels for auto-supplying energy.**



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**Panoramic, mountain, ocean and sunset views.**

**Endless sea and sea views, and no neighbors next to the house.**

**4 minutes' drive (3 kilometres) to Caletha's Beach, Marina, supermarkets, pharmacy and all the services.**

3 bedrooms, garage, 1400 m2. All Furniture. Will include a new pool. Possible to buy the side land (900 m2) for 180.000 EUR more?

Fabulous House T3 Attic, detached for sale in Arco da Calheta, Madeira Island, "facing" SOUTH on a plot with an area of 1400m2.

This beautiful house is distributed by the following description:

Ground Floor:

- Entrance Hall with a large door,
- Room with very generous areas, with many high-quality windows, double glazing, with 100% natural light,
- Stunning views over the surrounding areas, sea, and mountains,
- It has a WC with a high standard of quality,
- Modern kitchen, with good areas, fully equipped, has laundry,
- Barbecue area, with very good areas, "Al Fresco" with high-quality standards, lined with "Grés-Breda", has WC in this area,
- On this same floor, that is, on the ground floor, there are 3 bedrooms with unusual areas, with a high standard of quality of materials and construction, 1 en-suite, with large built-in wardrobes,
- Quality toilets,
- 1 Parking for 2 cars inside, more parking in the driveway for more than 4 cars,
- They have 1 cellar, storage room, and bunker located on floor -1 of the building, next to a land filled with fruit trees. In this area, the construction of 1 swimming pool is included, including the advertised value,



1 ° floor:

- Access stairs to the 1st floor – SOTÃO, has a huge hall for gym, party room, office, with WC, 3 beautiful balconies to the outside,
- The floor of the Attic is completely ceramic, large glass, double glazing, walls lined with “Grés-Breda”,
- In the value of the sale of the Property, the construction of 1 swimming pool in reinforced concrete, lined with glass ceramic tiles with generous 9x4mtrs areas, is included,

In addition to the nice area where you are in a beautiful house, the potential interested in the acquisition of this House can also purchase a plot of land on the side, right for the construction of another property.

It is certainly an excellent opportunity to acquire a high-quality building, located in the emblematic area of Arco da Calheta, known for its mild climate, with breathtaking views.

## CHARACTERISTICS

State: As New

Living area: 366 m<sup>2</sup>

Land area: 1.400 m<sup>2</sup>

Área de implantação: 207 m<sup>2</sup>

Área bruta: 366 m<sup>2</sup>

Rooms: 3

Baths: 5

Construction year: 2010

Energy certificate: C

Costruito: 2007

### **Comune**

Camere da letto: 3

Bagni: 4

Finito piedi quadrati: 403 mq

Dimensione del lotto: 1400 mq

### **Lease terms**



IMLIX

**Mercato Immobiliare IMLIX**  
<https://www.imlix.com/it/>

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Date Available:

**Contact information**

IMLIX ID:

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