



## T3 + Garage



### Informazioni sull'Agente

Nome:	Manuel Vieira
Nome della ditta:	ComprarCasa Angra do Heroísmo
Nazione:	Portugal
Experience since:	2004
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	English, Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 626,536.62

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Azores
Città:	Angra do Heroísmo
Indirizzo:	Feteira
Pubblicato:	14/07/2025

### Descrizione:

One of the most amazing views of the island combined with great address meets on a property situated 10 minutes drive away from the capital city of Terceira island - Angra do Heroismo and 25 minutes from the Lajes Airport and 5 minutes away from one of the most searched swimming zones Serretinha.

3-bedroom, 2-bathroom newly built house (finished 2023) with a garage and spacious 1.390 m2 garden offers first line open ocean view to Mt. Brasil (Terceira), Pico, Sao Jorge islands and micro-clima of the sunny south coast.

### Architectural excellence:

Thanks to the sufficient sun exposure also combined with good insulation and quality equipment, the house stays dry and meets the energy class A. Solar system preparation finds on the rooftop of the garage.

Solid construction - modern style LSF - light steel frame combined with the German PVC double-glassed windows Kommerling.

House furnished with wooden furniture combined with pinewood brings modern European Scandinavian vibes with hygge features.

### The ground floor:

- an open space with kitchen and living dining room with extensible dining table and sofa



- double bedroom with full bathroom with a small tub
- suite with full bathroom with a luxurious bath tub, private entrance and double glassed outside patio on the terrace making it private and separated from the rest of the house.

Bedrooms are equipped with built in closets and 180x200 cm sized bed.

Both bathrooms have bath tub with flexible glass shower screen and WC with bidet.

Upstairs:

Spacious mezzanine with ocean breathtaking view partially also to Ilheus das Cabras offers calm space for bedroom or home office, atelier, game-room..

All rooms including bathrooms have a full ocean view.

House appliances

Dishwasher

Electric oven + induction ceramic cook top with exhauster

2 washing machines one combined with drying machine

Fridge combined with freezer and small fridge for guest

TV led screen

Heating cooling 2 air conditioning separate units, fireplace

Water electric 270 liters water heat pump in the garage maximizes energy efficiency and savings, also prepared for connectivity for pre-prepared solar connection

Others

Aluminum sun blinds

Optical internet

Surroundings of the house

Access and around the house has areas combined of cement and ceramic tiles with water drainage system directing the water to the underground water tank

A 50 m2 terrace provides an ideal vantage point to savor the breathtaking ocean views, encompassing the islands of the central group. Terrace is partially covered with wooden structure combined with laminated glass as roofing and a winter double glassed patio.

Terrace also has a permanent grill BBQ structure and outdoor sink.

Garden good combination of mix 2-3 years old fruit trees (figs, lemons, oranges, pecan, macadamia nut, pitanga, apricot, peach, tangerine, avocados, ) berries bushes camellia GREEN fences, herbs and vegetable beds.

Rain water tank connected to powerful water pump has 4.000 m3.

Car access

Cemented driveway with an automatic motored gate with parking place inside the land provides secure access. Spacious garage enables inside parking space.

More construction on the land possible. Under the terrace, there is an area of 25 m2 covered and pre-prepared to be extended for additional smaller construction for permanent living too.

Price of the house includes complete equipment with furniture, appliances, gardening tools etc. This property provides an idyllic retreat for those seeking an exclusive island lifestyle or possibility for investment. - REF: 315/M/01735

Nuovo: Si

Costruito: 2024



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## Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	132 mq
Dimensione del lotto:	1390 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: 315/M/01735

