



listing



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 576,825.91

Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Leiria
Città:	Caldas da Rainha
Publicato:	28/03/2026

Descrizione:

Fantastic 3 bedroom villa with contemporary lines, with swimming pool, closed garage, terrace with solarium, located on a 764m² plot in the parish of Salir de Matos, scheduled for completion before the summer of 2027.

I present to you a magnificent single-storey T3 house, accessible to people with reduced mobility, located in the Sobreirinho Condominium, consisting of three houses, all with views over the green rural landscape, with some famous shops and restaurants nearby and approximately 9km from the Center of Caldas da Rainha where you will find all types of shops, services, schools and hospitals.

This villa – Fraction B consists of 187m² of gross construction area, was designed with a covered terrace with built-in lights, measuring 89.60 m² that projects the entire intimate and social area to the outside, where large balconies facing the pool maximize the entry of natural light throughout the day and create a functional connection with the leisure area and garden, enhancing a lifestyle that values the use of outdoor spaces and privacy.

From the entrance hall, the house is divided into the social area consisting of a kitchen equipped with a window and an island, open to the large living room, totaling 55.90m² of perfect living space, with direct access to the technical area and a 30m² garage and a guest toilet. The intimate area consists of two bedrooms with built-in wardrobes, served by a complete bathroom and a suite with bathroom and closet.

If easy life is guaranteed by the layout offered, the generous areas and the luminosity, the quality of the



construction and equipment elevate this house to the level of luxury, extreme comfort and energy efficiency, highlighting:

- Exterior construction in thermal block, covered with hood and interior lining with plasterboard.
- Interior walls in LSF structure, with double plasterboard walls on both sides and 5cm rock wool insulation.
- Aluminum frames, with double glazing and electric shutters
- Reversible air conditioning
- False ceilings with built-in LED spots
- Interior carpentry in white lacquered.
- complete VMC
- Heat pump for heating domestic water.
- Electric gate in the garage and for access to the property.
- Pre-installation of charger for electric vehicles
- Pre installation for photovoltaic panels.
- The budget provided by the builder for some items allows you to personalize the property with high quality materials.

In the center of the Portuguese Silver Coast, served by good roads and the A8 to the north and towards Lisbon, this beautiful project is approximately 9km from the spa town of Caldas da Rainha, 12km from the iconic bay of warm and calm waters of S.Martinho do Porto, 15km from the beautiful beach and lagoon of Foz do Arelho, 20km from the charming medieval village of Óbidos, approximately 30 minutes from the golf courses and beautiful surfing beaches of Baleal and 1 hour from Lisbon international airport

If you want to live in a bucolic environment, but close to the city and the beaches of the West, with all the services and great access, this house is for you.

Make your dreams come true, só contact me today!

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Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	154 mq
Dimensione del lotto:	764 mq

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/ZAZY-T106202/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 159175



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