



## Charming Villa with 2,700 m<sup>2</sup> of Land and Nature Views | Campos do Jordão



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,484,658.25

### Posizione

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Descrizione:

Elegance and Warmth in a Private Refuge in Campos do Jordão

This residence stands out for its balance between rustic mountain style and modern sophistication. With large and well-lit rooms, the villa was designed to offer maximum comfort during all seasons of the year.

Highlights and Amenities:

**Social Areas:** Monumental living room with fireplace, ideal for cold days in the mountains, integrated into a spacious dining room and fully equipped kitchen with planned cabinets.

**Intimate Area:** 3 comfortable bedrooms, including a private suite. The upper floor has a mezzanine that offers the flexibility to be converted into an additional suite or a luxury office.

**Outdoor Space:** A generous plot of 2,700 m<sup>2</sup> that provides total privacy and direct contact with the native nature of the region.

**Complete Infrastructure:** Gas heating system throughout the house, independent service area, staff room and covered garage for 2 cars.

**Unique Opportunity:** Property sold fully furnished, with all the decoration and contents included in the



price.

### Location and Surroundings

Located in one of the quietest and most valued points of Campos do Jordão, the highest city in Brazil.

Elite Tourism: Proximity to the center of Capivari, the gastronomic and commercial heart of the city, known for its European architecture and winter festivals.

Natural Environment: Surrounded by trails, preservation parks and panoramic views over the Serra da Mantiqueira.

### Transportation and Access

Connectivity: Easy access via the Floriano Rodrigues Pinheiro Highway (SP-123), which quickly connects the city to the Paraíba Valley and the capital São Paulo (approx. 2h15).

Local Mobility: Well-maintained access roads, allowing for quick travel to major tourist spots and essential services such as gourmet supermarkets and medical centers. - REF: ITH4343

Nuovo: No

### Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	305 mq
Dimensione del lotto:	2700 mq

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4343

