



## 3-Bedroom Villa for Sale in Arco da Calheta, Madeira



### Informazioni sull'Agente

Nome: Lucia Da Silva  
Nome della ditta: Prime Properties  
Nazione: Madeira  
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 1,065,205.7

#### Posizione

Nazione: Portugal  
Stato / Regione / Provincia: Madeira  
Città: Calheta  
Indirizzo: Arco da Calheta  
Pubblicato: 01/10/2026  
Descrizione:

Set in a quiet position above Madeira's south-west coast, the house enjoys the privacy, space and open outlook that many buyers come to Calheta hoping to find. It is a home designed around uncomplicated island living: everything on one level, plenty of outdoor space, a heated swimming pool and a covered entertaining area that can be enjoyed well beyond the summer months.

The property is officially registered as a single-storey T3 home and stands on a substantial 2,785 m<sup>2</sup> plot.

That amount of land makes an immediate difference to the character of the property. Instead of feeling closely surrounded by neighbouring houses, there is a sense of separation and breathing room something increasingly valuable in the more sought-after parts of Madeira.

One of the villa's strongest practical advantages is its bungalow-style layout and less than 5 km from the coast and at approximately 420 metres above sea level

All three bedrooms and the principal living spaces are arranged on a single floor. For anyone considering Madeira for retirement or as a long-term home, that simplicity has obvious appeal. It is equally practical



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for a family or for buyers who want a holiday home that is comfortable and easy to manage.

There are three bedrooms in total, giving enough flexibility for permanent family living while also working particularly well for an international buyer.

Air conditioning provides additional comfort throughout the year.

## The Outdoor Space Is Where This Home Comes Into Its Own

In Madeira, outdoor living isn't something reserved for a few weeks of summer. That changes what buyers should look for in a home.

Here, the exterior spaces have genuine purpose.

The heated swimming pool allows for a longer swimming season, while the surrounding terrace creates an inviting place to spend a quiet afternoon in the sun or simply enjoy the outlook.

Then there is the covered and enclosed barbecue and entertaining area.

This is the sort of space that becomes part of everyday life: long lunches at the weekend, dinner with friends, fresh fish on the barbecue or an evening outside with a bottle of Madeiran wine without having to worry about a sudden change in the weather.

For buyers looking at the property from an investment perspective, the existing AL (Alojamento Local) licence, is an important point to investigate further.

## Key Property Details

Three-bedroom (T3) detached villa

Single-storey bungalow-style accommodation

Built registered in 2017

2,785 m<sup>2</sup> total plot

135.75 m<sup>2</sup> gross private area

161.95 m<sup>2</sup> gross construction area

Heated private swimming pool

Covered enclosed barbecue and entertaining area

Air conditioning

Solar thermal system for domestic hot water

Private parking

Excellent open views

Quiet setting in Arco da Calheta

AL licence,

Energy Certificate: C

Approximately 420 metres above sea level

Less than 5 km from the coast

## Why Buy in Arco da Calheta, Madeira?

For international buyers researching Madeira for the first time, Calheta deserves particular attention.



The municipality occupies Madeira's south-western side and has become an established choice for people looking for more space and a quieter pace of life while remaining connected to the rest of the island.

Arco da Calheta offers a more residential and rural character than Funchal. The landscape rises from the Atlantic through cultivated terraces and traditional communities towards Madeira's mountainous interior, which is precisely why homes in elevated positions can enjoy such impressive views.

Life here tends to revolve around the outdoors. Breakfast on the terrace in January, an afternoon beside the pool, a walk in the mountains or dinner outside are realistic parts of life rather than marketing ideas reserved for a holiday brochure.

At the same time, Madeira provides the infrastructure international owners need for permanent or part-time living, with an international airport, healthcare, modern services and good connectivity across much of the island.

For remote workers, retirees and buyers spending several months of the year abroad, that combination of climate, infrastructure and quality of life is a major part of Madeira's appeal.

And unlike buying purely for a view, this property also gives you land.

With 2,785 m<sup>2</sup> surrounding a three-bedroom single-storey house, there is a degree of space here that deserves to be considered alongside the pool and the house itself.

### Why Work With Our Agency?

Buying a property abroad raises different questions from buying at home.

The property itself is only one part of the decision. Buyers also need to understand documentation, planning, licensing, ownership costs, local areas and the practicalities of completing a Portuguese property transaction from overseas.

Our role is to give you the information you need to make that decision properly.

If you are looking for a three-bedroom villa for sale in Arco da Calheta and your priorities include privacy, views, a heated swimming pool and enough land to feel genuinely removed from neighbouring properties, this home deserves to be seen in person.

Contact our Madeira property team to arrange a private viewing, request further information or discuss the practicalities of purchasing this property from overseas.

- REF: #1498

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| Nuovo:     | No   |
| Costruito: | 2017 |

### Comune

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| Bagni: | 4 |
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# IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

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Finito piedi quadrati: 127,52 mq  
Dimensione del lotto: 2785 mq

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

Virtual tour URL: <https://floorfy.com/tour/2703462>

## **Contact information**

IMLIX ID: #1498

