



## Charneca de Caparica e Sobreda - Villa



 **4** Bedrooms    
  **4** Bathrooms    
  **166,24** Area (m<sup>2</sup>)    
  **206,19** Land Area (m<sup>2</sup>)    
  Garage    
  Swimming Pool    
**425 000 €** (EUR €)

### Four-bedroom Villa With a Swimming Pool In Setubal

A four-bedroom villa with two floors and a swimming pool on the top in Almada. Setubal. It is a project in Sobreda.

The floors are divided into:

#### Floor 0

- Entrance hall and interior stairs to access the 1st floor;
- Social area consisting of dining room and living room with 26.32 m<sup>2</sup>;
- Kitchen supported by a pantry, with an area of 12.77 m<sup>2</sup>;
- Office with 11.89 m<sup>2</sup>;
- Sanitary installation with 1.91 m<sup>2</sup>.

#### 1st floor



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



BC655

Reference

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- Distribution hall
- Fourth suite with closet, private toilet and access to a balcony, with 14.63 m<sup>2</sup>;
- Fourth suite with private sanitary installation, with built-in wardrobe of 13.23 m<sup>2</sup>;
- Fourth suite with built-in wardrobe and private sanitary installation, generously sized with 16.54 m<sup>2</sup>.

With regard to finishes, the villa has:

- Pre-installation of air conditioning system in all rooms;
- Installation of solar panel with 300L thermosiphon included;
- Ceramic / Porcelain floors in the garage and sanitary installations;
- Vinyl flooring in dry areas / kitchen;
- Aluminum frames with thermal break;
- Double glasses;
- Electric blinds;
- Outside: storage area, swimming pool, garage and barbecue.

This property is close to green areas for recreation, sports and leisure, they provide harmony and serenity, necessary for those who live the fast pace of everyday life.

- 2-minute drive from School;
- 3-minute drive from the LIDL discount Supermarket;
- 4-minute drive from the Kindergarten;
- 10-minute drive from the Hospital;
- 12-minute drive from Costa da Caparica Beaches.

You will need 10 minutes to get to accesses that connect this area of the city with the Portuguese Capital by car, and at the same time to reach two Fertagus train stations (Pragal and Corroios).

This is the ideal place to live in complete peace and comfort with your family.  
Contact us, if you have any questions!



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## Property Features

- Air conditioning pre installation
- Pool
- Garden
- Storage / utility room
- Double glazing
- Pantry
- Parking space
- Energetic certification: A
- Terrace
- Solar panels pre installation
- Proximity: Beach, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Playground
- Floors: 2
- Views: Countryside views, Garden view
- Electric garage gate
- Quiet Location
- Barbecue
- Balcony
- Garage



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