

# Expansive Villa Near Alvaiázere with Pool, Gardens, and Mountain Views



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
S-1398	526 M²	2064 M²	€300,000	7	4

Discover a stunning and spacious villa situated near the heart of Alvaiázere. This home offers exceptional curb appeal on a generous plot, boasting a blend of comfort, privacy, and versatility.

## Exterior Features

The property is surrounded by secure walls, gates, and fencing, ensuring privacy. The beautifully designed garden includes a 10x5-meter swimming pool with an expansive paved lounging area. Beyond the pool, the low-maintenance gardens present an opportunity for you to create something truly special. The house is wrapped in a covered veranda and balcony, offering panoramic views of Alvaiázere mountain and the surrounding countryside.

## Interior Highlights

The home features double-glazed windows and oil-fired central heating throughout. Hardwood frames accentuate all doors and passageways, adding to the elegant design.

## Ground Floor

Step into a grand entrance hall, complete with an intercom system and electronic gate lock for added convenience.

**Living and Dining Area:** To your right is a spacious lounge-diner, featuring an ornate fireplace with a wood-burning stove. Large windows flood the room with natural light and provide access to the veranda.

**Bedroom and Bathroom:** Adjacent to the lounge is a well-sized double bedroom with ample wardrobe space. Nearby, a tiled bathroom includes a WC, washbasin, and shower.

**Kitchen:** The large, fully-fitted kitchen is a chef's dream, complete with a central island, abundant storage, a double sink with pool views, and space for an American-style fridge. It also includes a washing machine and dishwasher.

**Winter Lounge:** A door from the kitchen leads to the bright winter lounge, surrounded by windows. It's a cozy retreat and a favorite spot for relaxation during cooler months.

**Garage and Basement:** From the hallway, stairs lead down to a spacious garage basement, perfect for multiple vehicles, a workshop, or even hosting events.

## First Floor

Granite stairs with hardwood railings lead to the upper level, where a large landing area connects to several rooms.

**Bedroom 1:** A generously-sized room with built-in wardrobes and balcony access offering breathtaking views.

**Bedroom 2 (Ensuite):** Even larger, this room features built-in wardrobes, balcony access, and a private bathroom with a full bathtub, shower, bidet, and WC.

**Bedroom 3:** Equal in size to the first bedroom, this room provides stunning garden and pool views.

**Family Bathroom:** A well-appointed bathroom includes a sculpted bathtub, shower, bidet, washbasin, and WC.

**Bedroom 4:** This versatile space, used previously as an office, offers plenty of room and balcony access.

## Second Floor (Attic Level)

A staircase with a striking vertical window provides natural light and stunning views.

**Bedroom 5:** A spacious attic room with sloping ceilings, perfect for guests.

**Multi-Use Room:** Another large room, ideal for an office or additional storage, though it lacks a window.

**WC and Storage:** The landing also includes a WC with a washbasin and ample storage in the eaves.

## Location

This villa is conveniently located:

25 minutes to Tomar

35 minutes to Coimbra

1 hour to the seaside

20 minutes to lakes and river beaches

1 hour 40 minutes to Lisbon Airport

### Why Choose This Property?

This villa offers unparalleled value for money, blending elegance, practicality, and a prime location. With spacious interiors, stunning outdoor spaces, and proximity to key attractions, it's a rare find.

### Call to Action

Schedule your viewing today to discover your dream home. Don't miss this opportunity—it won't stay on the market for long!