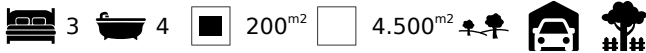




## Single Storey 3- Bedroom Villa in Azeitão, Setúbal

VILLA IN VENDAS DE AZEITÃO

ref. **PDB1934**  
**880.000€**



### Location +

Town	Vendas de Azeitão
Parish	Azeitão (São Lourenço e São Simão)
Municipality	Setúbal, Setúbal
Region	Alentejo (West Coast)

### Details +

Usage	Residential
Type	Villa
Rooms	5
Bedrooms	3
Bathrooms	4
Floors	1

- Living area 200m<sup>2</sup>; Construction area 594m<sup>2</sup>
- Total area 4500m<sup>2</sup>
- 3 bedrooms, 4 bathrooms
- New Construction
- 15 minutes from the beaches of Arrábida and Figueirinha,

The reserved access to this small condominium consisting of four houses, allows total privacy and tranquility.

#### Ground Floor:

- 3 suites with custom-made closets
- Large living room with fireplace and stove
- Bathroom
- Fully equipped kitchen with Bosch appliances
- Laundry
- There is also a mezzanine, which comprises the entire large area of the attic. With a low ceiling storage area that can be used as a playroom or archive, it offers multiple possibilities of use

#### Outside:

- Outdoor barbecue
- Excellent garage
- Possibility to build a pool 12x4m
- Possibility to build a riding arena or a tennis court



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#### Areas +

Living Area	200 m <sup>2</sup>
Usable area	594 m <sup>2</sup>
Plot Area	4.500 m <sup>2</sup>

#### Parking +

Garage

#### Kitchen +

Fully Fitted

#### Other Rooms +

Laundry

#### Heating-Cooling System +

Under floor heating

#### Equipment +

Sound System

#### Water-Electricity-Drainage +

Borehole

#### Garden +

Landscaped

#### Exterior +

BBQ

#### Views +

Countryside View

#### Amenities

- Oak carpentry
- Underfloor heating
- Ambient sound
- Centralized closing of electric shutters
- Armored/security door
- Infrastructure for building a swimming pool in two distinct areas
- Borehole with drinking water
- Fenced-in

#### Location

- Located in the prestigious area of Quinta do Picão, in Azeitão.
- 15 minutes from the beaches of Arrábida and Figueirinha,
- 2 minutes drive to the center of the picturesque town Vila Nogueira de Azeitão, with its restaurants, wine cellars and famous pies. Close to several supermarkets, local markets, organic farms, schools and medical clinics
- Only 30 minutes from Lisbon

#### Other Info

AMM003a



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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## PHOTO GALLERY



Lounge



Lounge



Lounge



Terrace



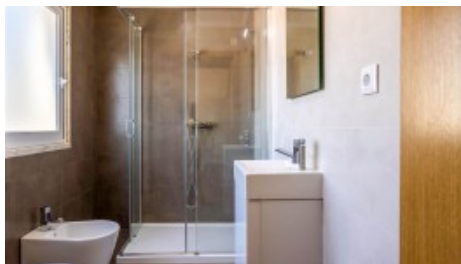
Kitchen



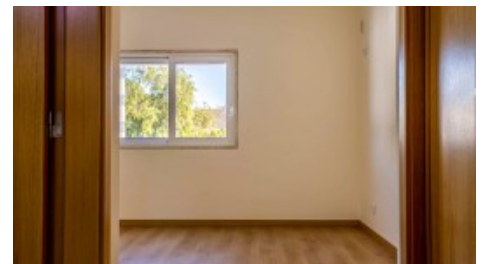
Kitchen



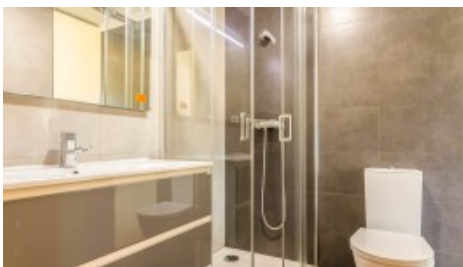
Bedroom



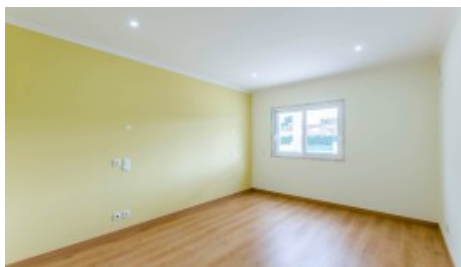
En-Suite Bathroom



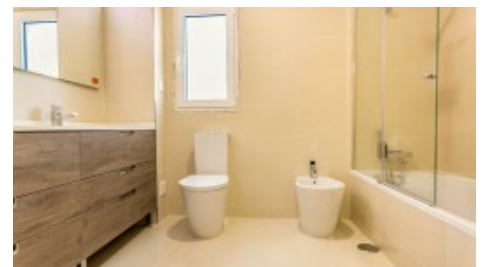
Bedroom



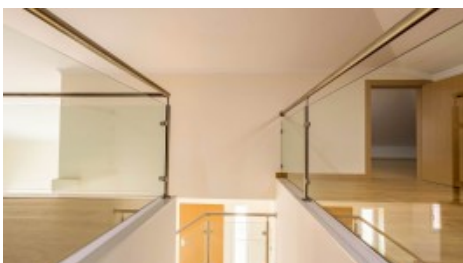
Bathroom



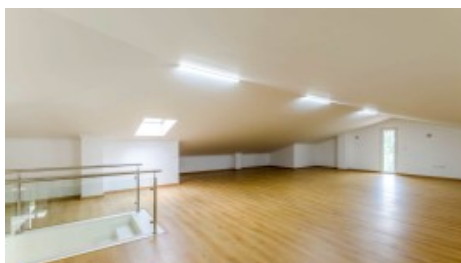
Bedroom



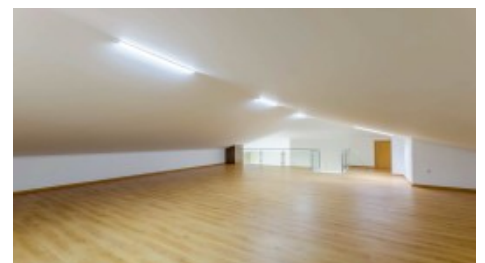
Bathroom



Mezzanine



Mezzanine



Mezzanine



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*Stairs to the Garage*



*Garage*



*Garden*



*Driveway*



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