



ref. **PDB1942** 

5.200.000€

## Unique big estate at Serra da Arrabida, Azeitão, Setúbal

VILLA IN VENDAS DE AZEITÃO

7 🕁 4	■ 436 <sup>m2</sup> 39.140 <sup>m2</sup>	*** 📼 🗯 🖬
Location +		] .
Town	Vendas de Azeitão	•
Parish	Azeitão (São Lourenço e São Simão)	
Municipality	Setúbal, Setúbal	•
Region	Alentejo (West Coast)	•

Usage Residentia Type Villa	
Type Villa	al
iype viila	
Construction Year 1951	
Rooms 9	
Bedrooms <b>7</b>	
Bathrooms 4	

#### • Living area 436m<sup>2</sup>

- Construction area 3000m<sup>2</sup>
- Total area 39.140m<sup>2</sup>
- Several houses
- 7 bedrooms, 4 bathrooms
- Swimming pool
- Mill annexes
- Stables, Paddock and a water supply of 800m<sup>2</sup>
- 20 minutes from the beaches of the Arrábida

This estate and big quinta consists of several houses and other buildings.

It is located in Setúbal area on one of the hills of the Serra Arrábida Nature Park, on top of the town of Azeitão.

Its exceptional geographical location offers an amazing view to the Serra Arrábida, Sintra, the castles of Sesimbra and Palmela as well as Lisbon.

Upper part: A main house with its integrated mill, the home house composed of 3 apartments of about 110m<sup>2</sup>, the mill currently used as a guest house and the swimming pool.

The lower part: A guest house of 114m<sup>2</sup> as well as two large



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





## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area Usable area Plot Area 436 m<sup>2</sup> 3.000 m<sup>2</sup> 39.140 m<sup>2</sup>

#### Pool +

Swimming Pool

Exterior +

Stables, Paddock, Wine Cellar

Views +

Panoramic View, Countryside View

hangars, a stud farm with its paddocks, boxes and riding stables, a reception room, wine cellar, another water supply of 800m<sup>2</sup>, vegetable garden, orchard and vineyards to grow own wine.

#### Location

It is located a few minutes from the city center of Azeitão known for its large vineyards and cheese

- 20 minutes from the beaches of the Arrábida
- 40 minutes from Lisbon and the airport.







# PHOTO GALLERY



Entrance hall



Dining Area



Bathroom



Top Floor - Mill



View



Living Room



Kitchen





Top Floor - Mill





Living Room



Bedroom



Bathroom



Roof Terrace



Living/Dining



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Kitchen



Bedroom





Water Supply



Stables



Bedroom



Mill





Warehouse



Stables



Bathroom





Viev



Warehouse



Aerial View



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Property



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