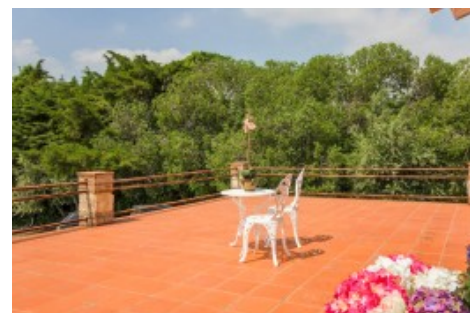




REDUCED



## Quinta with 2 Houses in Azeitão, near Setúbal

COUNTRY HOUSE IN VENDAS DE AZEITÃO

ref. PDB1978

1.800.000€

1.750.000€



### Location +

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

### Details +

Usage	Residential
Type	Country House
Rooms	11
Bedrooms	9
Bathrooms	9
Floors	1
Furnished	Partly

- Living area 400m²
- Plot 11.250m²
- 2 houses
- 9 bedrooms, 9 bathrooms (3 en-suite)
- Central heating and fireplace
- Swimming pool, Terraces
- Located in an area with beautiful surroundings and beaches (Galapos, Portinho da Arrábida, etc)

Amazing farm in Azeitão, in the middle of the Arrábida Natural Park, a Unesco Biosphere Reserve considered a World Heritage area. Located in a completely fenced area/ prohibited to new constructions.

The fact that this property has been used for tourist activity for several years, (having one of the highest quotes on Airbnb) in an area of high demand, may be interesting for investors who look for high profitability.

The residential area is composed of two houses:

- House 1 (main house):
- contemporary architecture
- 400m²
- project dated from 1960, by the architect Conceição e Silva



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### Areas +

Living Area	400 m <sup>2</sup>
Plot Area	11.250 m <sup>2</sup>

### Parking +

Private Parking

### Living Room +

Lounge, Dining

### Terrace +

Terraces, Balcony, Roof Terrace

### Kitchen +

Fully Fitted

### Other Rooms +

Mezzanine

### Bedroom +

9

### Bathroom +

9

### Heating-Cooling System +

Fireplace, Central Heating

### Equipment +

Solar (Water), Alarm System

### Water-Electricity-Drainage +

Borehole

### Windows +

Electric Shutters/Blinds

### Pool +

Swimming Pool

### Garden +

Fenced, Auto irrigation

### Views +

Countryside View, Town View

- high ceilings, mezzanine
- total of 6 bedrooms (3 are en-suite)
- the main suite has a large balcony overlooking Palmela and Lisbon

- House 2:
- typically rural
- totally restored, keeping its original style (it was one of the first houses to be registered in Serra da Arrábida in the XVII century)
- 3 bedrooms (one of them with a fireplace), living room and kitchen
- large terrace, facing north

### Outside:

- fenced property
- automatic irrigation system (fed by water from a borehole) throughout the whole property
- parking lot equipped with an emergency water deposit (15000L)

### Amenities

- Alarm system
- Suitable for tourism activity
- Swimming pool

### Main house:

- anti-seismic construction
- diesel central heating
- solar thermal panels with domestic hot water accumulation
- electric shutters
- large glazed areas

### Location

- Located in an area with beautiful surroundings and beaches (Galapos, Portinho da Arrábida, etc)
- Close to built-up areas, large vineyards and historic places
- Only 15 minutes from Setubal and 25 minutes from Lisbon

### Other Info

PL002



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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



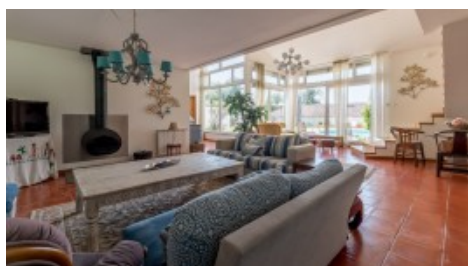
House 1



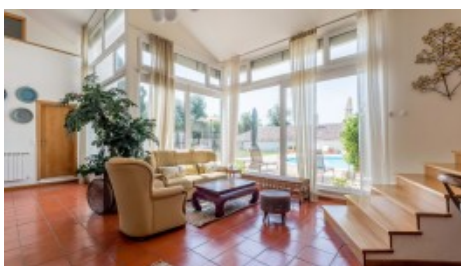
Living Room



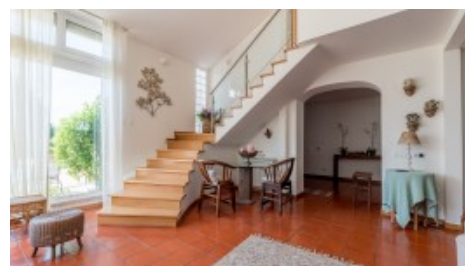
Terrace



Living Room



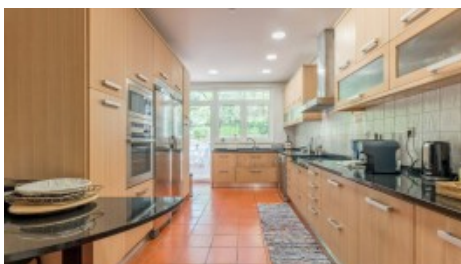
Living Room



Stairs



Dining



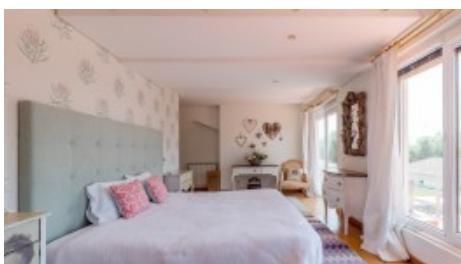
Kitchen



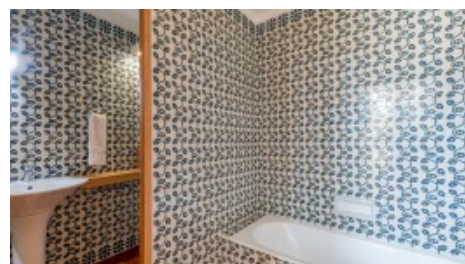
Kitchen



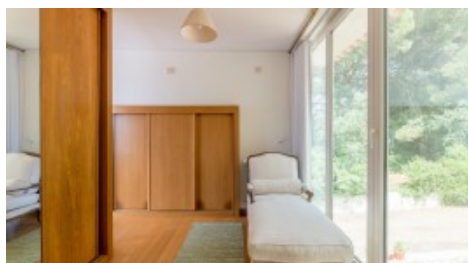
Bedroom



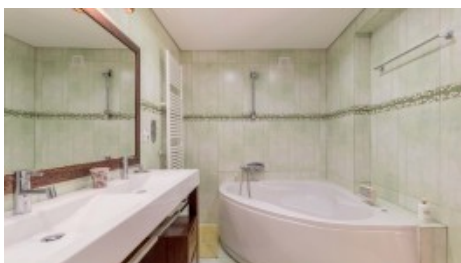
Bedroom



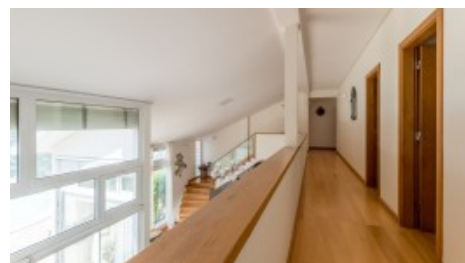
Bathroom



Bedroom



Bathroom



Landing



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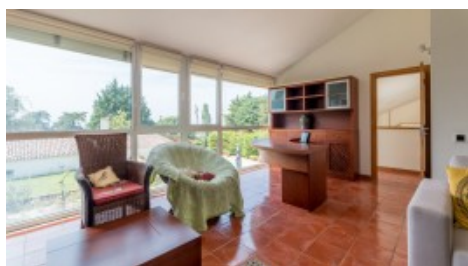
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Office



Roof Terrace



Pool & Terrace



Parking



Garden



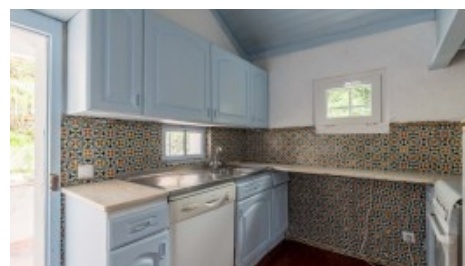
House 2



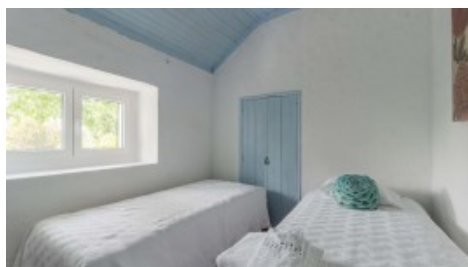
Living/Dining



Living/Dining



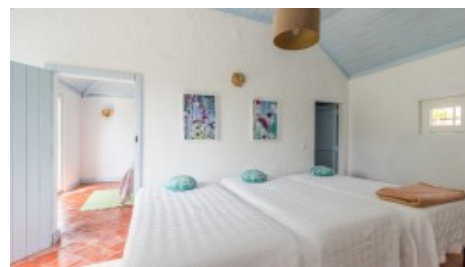
Kitchen



Bedroom



Bathroom



Bedroom



Bedroom



Surroundings



Property



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*View*



*Terrace*



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