



## Funchal (Santa Maria Maior) - Villa



 3	 4	 169	 317		N/A
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	(EUR €)

## Fully Renovated Three Suite Villa with Pool (LOW PRICE)

PRICE DROPS!!

We present this 3 SUITES villa with swimming pool fully renovated and ready to be deed.

The works were a deep renovation and updating of materials, with the exception of the external stone walls where insulation was placed and a double wall was built, otherwise everything was new, a project accompanied by a professional team in the development of the spaces without looking at costs.

It is located 1 step from the Mariazinha da Conde Carvalhal Bakery, three minutes from the center of Funchal, but it is located in a quiet place with little car traffic.



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The villa is developed on two floors, and on the ground floor we have the living and dining rooms, equipped kitchen, large and in open-space, on this floor, it also has a social bathroom with shower, access to the backyard and the entire leisure area to the front of the house, including the pool area and solarium;

Floor 1 is spread over 3 suites, all with private toilet and closet, one of them with a balcony connected directly by stairs outside the backyard, the house has plenty of natural light, it also has access to the road by secondary door, in addition to the main gate for cars, there is also a small patio with equipped laundry and possibility of access to the terrace.

It has parking for 4 or 5 cars, swimming pool with solarium, some beds for plants, it has some sea/bay views, views that are better from the top floor.

It is equipped with a heat pump for heating sanitary water, 3 photovoltaic panels (1450watts) for self-consumption energy production, has pre-installation of air conditioning, possibility of installing a heat pump for the pool, it is basically a modern, spacious house located almost in the City Center but in a quiet location.

Don't stop at the photographs. Come and meet us in person, call us...

## Property Features

- Terrace
- Built year: 1937
- Laundry
- Views: Sea views, Marina view, City view, Pool view, Urbanization view
- Double glazing
- Main drainage
- Central location
- Solar orientation: West
- Balcony
- Garage
- Floors: 2
- Drive way
- Video entry system
- Electric garage gate
- Quiet Location
- Energetic certification: B-
- Mains water
- Renovation year: 2023



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