

F00125

Reference

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## Rio Maior - Villa



 4  
Bedrooms

 2  
Bathrooms

 82,4  
Area (m<sup>2</sup>)

 374  
Land Area (m<sup>2</sup>)



**215 000 €**  
(EUR €)

### 4 bedroom villa in Boiças with garden and parking - Rio Maior

Charming villa, located just 5 km from Rio Maior, this property has undergone deep renovations over the last few years, offering all the comfort and modernity you are looking for.

The kitchen, with a modern design, features black granite countertops with an elegant cascading island, equipped with a hob and built-in extractor fan. The cabinets have integrated LED lighting, creating a sophisticated atmosphere, and include a microwave, oven, fridge, two wine coolers, coffee machine, dishwasher, sink with grinder, built-in radio and drawers with soft stop. The tilt-and-turn window with mosquito net provides greater luminosity and natural ventilation.

On the ground floor, you will also find a cozy sunroom, a bedroom with a spacious walk-in closet, electric shutters and an electric fireplace, creating a comfortable and welcoming environment. The toilet is generous, with double sink and a modern walk-in shower. The room, spacious and versatile,

T +351 911 742 066 <sup>2</sup> · E geral@findyourwish.pt  
Rua Dr. José Nascimento e Sousa, nº66 2460-042 Alcobaça  
AMI 20166

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

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can be delivered finished or customised to your liking.

On the first floor, the full use of space offers three generously sized bedrooms, accompanied by a wonderful full bathroom.

Outside, the house has a practical laundry room, equipped with custom-made furniture, washing machine and dryer, and an annex for storage. The patio, of large dimensions, offers the possibility to create your dream outdoor space. In addition, there is also an annex with two rooms, one of which has already been refurbished, which can be converted into bedrooms, studio, office or use for storage.

The villa is self-sustaining, with a well that derives from 7 springs and with proven tests for consumption, it also has piped water if you prefer, six photovoltaic solar panels, a volcano panel with a capacity of 200liters for water heating, and a water supply system that makes this property truly efficient. We also have an alarm, surveillance cameras and central vacuum on both floors.

Come and discover this modern refuge and get ready to live with all the comfort and sustainability you've always dreamed of!

## Property Features

- Refrigerator
- Equipped kitchen
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Exhaust
- Built year: 1937
- Laundry
- Conservatory
- Security alarm
- Borehole
- Quiet Location
- Extractor Fan
- Thermal acoustic window frames
- Mains water
- Central vacuum system
- Walk-in wardrobe
- Garden
- Floors: 2
- Drive way
- Solar system
- Double glazing
- Main drainage
- Parking space
- Well
- Energetic certification: D

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