



## Ponta do Sol - Villa



<b>3</b>	<b>2</b>	<b>171,46</b>	<b>335</b>	<b>Garage</b>	<b>N/A</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	(EUR €)

### 3 bedroom villa in Ponta do Sol - be enchanted by this Exclusive Villa - Space, Comfort and Potential

Come and discover this incredible villa for sale, a true jewel of traditional design, located in one of the most desirable areas of the charming village of Ponta do Sol.

With a T3+1 typology, this villa offers all the space and comfort that you and your family deserve. Its charm goes beyond its traditional architecture, as it has a garden area and a plot of land for cultivation, where you can let your gardening or organic garden projects flourish.

The proximity to the village of Ponta do Sol is one of the great attractions of this property. Imagine yourself just a few steps from the heart of the village, where you can enjoy an unobstructed view of the sea and the mountain, providing moments of serenity and tranquility.



**Bruno Reis**

912550414 <sup>2</sup>

brunoreis@greenmadeira.com

T +351 968296936 / 912550414 · T +351 912550414 <sup>2</sup> · E geral@greenmadeira.com

Rampa dos Piornais, Edifício Horizonte nº18, loja .....  
AMI 20107

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



Located in a very quiet area, this villa still offers the convenience of being close to all the essential services of the village, from schools and nurseries, supermarket, as well as a variety of bars and restaurants that complement the relaxed lifestyle of this region.

The approved renovation project is the icing on the cake! Providing for the modernization of the interiors and the increase of the construction area, as well as the revitalization of the outdoor areas with gardens and swimming pool, this project opens doors to an infinity of possibilities. Imagine transforming this property into three autonomous fractions into horizontal property, providing a fantastic investment opportunity in short-term rentals.

Don't miss out on this unique opportunity to acquire a property with so much potential, in a premium location like Ponta do Sol. Whether for your family or for investment, this villa is a true treasure waiting to be discovered. Come visit and fall in love!

## Property Features

- Proximity: Beach, Shopping, Restaurants, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Built year: 1967
- Private condominium
- Views: Sea views, Mountain views
- Walking distance to beach
- Uninterrupted views
- Solar orientation: South, East
- Balcony
- Garden
- Garage
- Floors: 2
- Drive way
- Bread oven
- Quiet Location
- Energetic certification: C
- Mains water



**Bruno Reis**

912550414 <sup>2</sup>

brunoreis@greenmadeira.com

T +351 968296936 / 912550414 · T +351 912550414 <sup>2</sup> · E [geral@greenmadeira.com](mailto:geral@greenmadeira.com)

Rampa dos Piornais, Edifício Horizonte nº18, loja .....  
AMI 20107

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