



## São João Das Lampas e Terrugem - Villa



 **3** Bedrooms  
 **3** Bathrooms  
 **341** Area (m<sup>2</sup>)  
 **1651** Land Area (m<sup>2</sup>)  
 Garage  
 Swimming Pool

**945 000 €**  
(EUR €)

### 3 bedroom house with swimming pool in Terrugem

Exceptional Estate with 3-Bedroom Villa and Pool for Sale in Terrugem

- Total Land Area: 1,651 m<sup>2</sup>
- Building Footprint: 346.77 m<sup>2</sup>
- Gross Construction Area: 341.08 m<sup>2</sup>
- Gross Dependent Area: 123.08 m<sup>2</sup>
- Private Gross Area: 218 m<sup>2</sup>
- Uncovered Area: 1,304.23 m<sup>2</sup>

Property Composition:

Ground Floor:



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



- Open plan living room and kitchen (48.70 m<sup>2</sup>), fully equipped.
- Equipped laundry room (3.92 m<sup>2</sup>).
- Living room with fireplace (17.75 m<sup>2</sup>).
- Suite (18.70 m<sup>2</sup>) with closet and private bathroom (3.90 m<sup>2</sup>) with shower base, toilet, sink, and towel warmer.
- Two bedrooms (9.03 m<sup>2</sup> and 9.15 m<sup>2</sup>), both with wardrobes.
- Service bathroom (10.74 m<sup>2</sup>) with double sink, whirlpool bathtub, hydromassage cabin, and towel warmer.

#### First Floor:

- Large living room (57.20 m<sup>2</sup>) with closet.
- Enclosed terrace (20.02 m<sup>2</sup>).
- Service bathroom (6.50 m<sup>2</sup>) with sink, whirlpool bathtub, hydromassage cabin, and towel warmer.

#### Additional Amenities:

- Individual electric heating.
- Electric shutters controlled by phone.
- Video surveillance.

#### Exterior:

- Overflow swimming pool with jacuzzi and heated water.
- Garden with programmed automatic irrigation.
- Library with WC (21.70 m<sup>2</sup>).
- Storage room (36.80 m<sup>2</sup>).
- Garage for two cars with additional room (69.40 m<sup>2</sup>).
- Storage "Kennel" (7.19 m<sup>2</sup>).
- Equipped poolside kitchen (19.55 m<sup>2</sup>).
- Pergola.
- WC with sauna (12.88 m<sup>2</sup>).
- Engine house (4 m<sup>2</sup>).
- Water borehole.
- Automatic vehicle access gates.
- Portuguese cobblestone in circulation areas.

Includes Additional Rustic Land Plot with a total area of 840 m<sup>2</sup>, adjacent to the estate.

#### Prime Location:

- Only a 30-minute drive from Lisbon Airport (approximately 35 km).
- A 15-minute drive from the center of Sintra (approximately 10 km).



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## Property Features

- Washing machine
- Fitted wardrobes
- Equipped kitchen
- Pool
- Garden
- Jacuzzi
- Garage
- Laundry
- Car port
- Kitchenette
- Views: Countryside views, Mountain views, Pool view, Village view, Garden view
- Guest cottage
- Electric shutters
- Automatic irrigation
- Quiet Location
- Parking space
- Irrigation System
- Barbecue
- Security door
- Solar orientation: North, South, East, West
- Balcony
- Electricity: Main grid
- Dishwashing machine
- Fireplace
- Walk-in wardrobe
- Proximity: Airport, Mountain, Beach, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Garden
- Terrace
- Built year: 1950
- Drive way
- Conservatory
- Library
- Video entry system
- Double glazing
- Electric garage gate
- Main drainage
- Gym
- Closed fireplace
- Hydrotherapy Bath
- Sealed land area
- Energetic certification: F
- Mains water
- Water: Main grid, Borehole



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