

# PINHEIROS ALTOS

Ref. 1541

P.O.A.



## A BEAUTIFULLY PRESENTED VILLA

Situated in a quiet cul de sac, within the Pinheiros Altos Golf resort, this light and airy four bedroom classic villa offers ample living accommodation. From the entrance hall the double lounge doors lead onto the spacious living area with a fireplace and large patio doors to the exterior terrace and pool area. The fully fitted and equipped kitchen also includes a separate laundry area with access to the exterior. Off the kitchen and up from the living area is the generously sized dining area, also with patio doors to the outside with a covered BBQ and an ample al-fresco dining area. Through the dining area, there is a passage leading onto the games room with a snooker table and snug sofa area. On the other side of the hallway are 2 bedrooms with built-in wardrobes, one of which is en-suite, the other has a separate shower room which is also the guest WC. Both these bedrooms have their own external access. Up the stairs to the first floor is the guest bedroom ensuite with a private terrace and pitched ceilings. The master suite also with built-in wardrobes, a pitched ceiling and a private terrace has an additional room, currently used as a study, also accessing the terrace. The gardens are beautifully landscaped with the added interest of stone retaining walls to create different levels and little gazebo style areas. The swimming pool is heated and the villa has a Westerly orientation.

## Facts & Features

Plot Size	1890 m <sup>2</sup>
Built Area:	333,42 m <sup>2</sup>
Ownership	Delaware
Bedroom:	4
Bathroom:	5
Constr.	2002
Year:	
Garage:	Parking Facilities
Air cond.:	Split Units
Heating:	Central Heating , Radiators
Pool:	Heated (Electric)
Landscapes:	Resort
Golf:	Walking Distance
Beach:	3Km
Airport:	15Km



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