



# LUXIMOS | CHRISTIE'S INTERNATIONAL REAL ESTATE



## VILLA WITH POOL AND GARDEN FOR SALE IN LEÇA DO BALIO, PORTUGAL

Ref. LS05470

€ 3 250 000

An excellent villa with contemporary architecture, set in a fully walled plot of 2,502 m<sup>2</sup>, offering total privacy, comfort and unique surroundings. Built to a high standard, this property stands out for its use of noble materials, luxury finishes, generous interior areas and excellent sun exposure, especially in the south-facing social areas, which ensure plenty of natural light throughout the day. The villa is spread over three floors and features a functional organization of spaces, ideal for sophisticated and comfortable family living. Outside, the magnificent garden and 84 m<sup>2</sup> heated swimming pool provide a serene environment, perfect for moments of leisure, relaxation and socializing, in total harmony with nature. There is als...

<b>Plot Area:</b>	2 502 m <sup>2</sup>   26 931 sq ft	<b>Deployment Area:</b>	250 m <sup>2</sup>   2 691 sq ft
<b>Building Area:</b>	750 m <sup>2</sup>   8 073 sq ft	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	6	<b>Garage:</b>	4
<b>Energy efficiency:</b>	B		