



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## 3+1 BEDROOM VILLA WITH GARDEN AND POOL IN LEÇA DA PALMEIRA, PORTUGAL

Ref. LS05483

€ 1 100 000

Magnificent contemporary villa, where every detail has been thought out to provide comfort, privacy and a sophisticated lifestyle. Located in one of the noblest areas of Leça da Palmeira, just 5 minutes from the beach, this magnificent villa combines modernity, space and light in perfect harmony. Spread over three fronts, this property stands out for its generous rooms and the abundant natural light that invades every corner of the house. Set on a 325 m<sup>2</sup> plot, it offers spacious outdoor areas that invite you to relax and socialize. The villa has three bedrooms, two of which are suites, plus an office, and four bathrooms, ensuring comfort and privacy for all members of the family. The state of conservation is impeccable, showing a w...

<b>Plot Area:</b>	326 m <sup>2</sup>   3 509 sq ft	<b>Deployment Area:</b>	113 m <sup>2</sup>   1 211 sq ft
<b>Building Area:</b>	313 m <sup>2</sup>   3 364 sq ft	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	4	<b>Garage:</b>	1
<b>Energy efficiency:</b>	A		