



# LUXIMOS | CHRISTIE'S

INTERNATIONAL REAL ESTATE



## THREE BEDROOM VILLA WITH GARDEN FOR SALE IN LAVRA, PORTUGAL

Ref. LS05517

€ 895 000

In the quiet, residential area of Lavra, this charming 3-bedroom villa combines the comforts of modern life with the serenity of living by the sea. Designed to offer functionality and well-being, the house is distinguished by its north-south exposure to the sun, ensuring exceptional light in every room, with special emphasis on the social and outdoor areas, as well as the suite, all facing south. On the first floor is the large living and dining room, marked by a cozy, light-filled atmosphere that extends naturally to the private garden. This outdoor space is the true heart of the villa: sunny, sheltered and versatile, it is ideal for al fresco dining, family get-togethers or simply enjoying the tranquillity of a summer afternoon. ...

|                           |                                  |                         |                               |
|---------------------------|----------------------------------|-------------------------|-------------------------------|
| <b>Plot Area:</b>         | 217 m <sup>2</sup>   2 336 sq ft | <b>Deployment Area:</b> | 77 m <sup>2</sup>   829 sq ft |
| <b>Building Area:</b>     | 231 m <sup>2</sup>   2 486 sq ft | <b>Bedrooms:</b>        | 3                             |
| <b>Bathrooms:</b>         | 3                                | <b>Garage:</b>          | 1                             |
| <b>Energy efficiency:</b> | C                                |                         |                               |