



## Salvaterra de Magos e Foros de Salvaterra - Villa



**4**  
 Bedrooms

**3**  
 Bathrooms

**198,65**  
 Area (m<sup>2</sup>)

**1164**  
 Land Area (m<sup>2</sup>)

**450 000 €**  
(EUR €)

### Villa with Pool and Garden - SALVATERRA DE MAGOS

This beautiful and elegant villa is in the heart of Ribatejo and just 40 minutes from Lisbon, 5km from the A13 junction and 40km from the district capital Santarém.

Inserted in a plot of 1164m<sup>2</sup>, of type T4 and with a floor area of 199m<sup>2</sup>, the property is characterized by functional and elegant architecture, designed to offer comfort and privacy, with large indoor and outdoor spaces.

The villa is characterized by its entrance through a large hall that gives it a warm welcome and highlights the fluidity of the spaces. It has 4 excellent bedrooms, all equipped with built-in wardrobes, providing great storage. Two bedrooms are suites offering greater privacy and comfort and the bathrooms are equipped with showers.

The living and dining rooms are common, in an integrated environment designed for conviviality and



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**AMI 15258**

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



leisure. A stove also enriches the space, ensuring efficient heating and a cosy atmosphere in the colder months. The generously sized kitchen is separated from the living room by a counter that facilitates the serving of meals and is distributed in a U-shape.

This villa also has a guest toilet equipped with a bathtub for common and guest use.

The outdoor area was designed to maximize the use of space and ensure total privacy.

The villa has two porches. The first, located in front of the living room and bedrooms, provides direct access to a vast lawn and a surrounding garden. This porch is ideal for moments of rest outdoors, overlooking the surrounding greenery.

The second porch is located next to the main entrance, creating an area of shelter and elegance at the entrance of the house.

The property also has a large swimming pool, perfect for leisure and socializing on summer days and next to which we find a large outdoor room designed for moments of conviviality and meals, allowing you to enjoy pleasant moments with family and friends, outdoors.

## COMPLEMENTARY INFRASTRUCTURES

The land, all walled, offers total privacy, being a quiet and reserved refuge. The house also has a kennel, ideal for those with pets, and a water hole, ensuring independence and sustainability in the use of water resources.

The combination of exterior and interior spaces, the quality of the finishes and the privacy offered by the wall that surrounds the property make this villa an excellent choice for those looking for a functional, comfortable home in harmony with nature.

Come visit. I look forward to hearing from you.

## Property Features

- Energetic certification: D

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