

# HOUSE

€4,600,000.00





## About

A classic villa in Estoril, designed by the renowned architect Leonardo Castro Freire, winner of the Valmor Prize and co-designer of iconic buildings such as the Ritz Hotel in Lisbon and the Quinta do Patino Palace. Situated in the upper part of the town centre, on a quiet, traffic-free residential street, it is just a few minutes' walk from the Estoril Casino, Garrett's pastry shop and the Hotel Palácio.

With a floor area of 485 m<sup>2</sup>, the property offers magnificent panoramic views to the south and west, with the sea on the horizon, and excellent natural light. The spacious and well-distributed rooms create a harmonious balance between indoor and outdoor spaces, with great potential for families who value comfort, privacy and separate living areas.

The ground floor comprises two living rooms, a dining room and a kitchen, with direct access to a terrace leading to the swimming pool and garden. On the upper floor are the en-suite bedrooms, an office and access to a viewing platform and terrace with sea views. The property also features a garage with separate access and includes a two-bedroom apartment on the lower floor, as well as a second small apartment beneath the garage.

Currently occupied by the owners, it presents an excellent opportunity for a straightforward renovation, allowing its original charm and character to be preserved.

## Energy efficiency



Energy Rating is an index of thermal performance of a building, indicating the levels of heating and cooling in winter and summer buildings that achieve energy rating A or B are more comfortable to live in and have lower energy bills.

## Characteristics

**Status** - Used

**Type** - House

**Typology** - T5

**No. of Bedrooms** - 5

**No. of Bathrooms** - 2

**No. of WCs** - 3

**Construction Area** - 485m<sup>2</sup>

**Net area** - 450m<sup>2</sup>

**Year of Construction** - 1975

## Amenities

Garage

Swimming pool

Terrace

Garden

Office/Library

Balcony

Annex