

# €1,550,000

Ref: PP175726

We present to you this elegant single-storey luxury villa, located in the picturesque parish of Prazeres, in the municipality of Calheta, one of the most valued and sought-after areas on the island of...

- Pool
- A/C
- Garden

Telephone: +351 213 471 603  
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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

We present to you this elegant single-storey luxury villa, located in the picturesque parish of Prazeres, in the municipality of Calheta, one of the most valued and sought-after areas on the island of Madeira. This property offers a unique combination of modern comfort, tranquillity and profitability, making it a rare opportunity for those looking for a home of excellence and for those wishing to invest safely.

With wide, unobstructed views of the sea and the surrounding nature, this villa has been designed to provide well-being, privacy and a harmonious experience with the environment.

Main features:

Three bedrooms, one of which is en suite, with high-quality finishes;

Additional bathroom;

Fully equipped open-plan kitchen with direct connection to the living room - perfect for entertaining and enjoying with the family;

Private car park for two vehicles;

Generous garden, ideal for outdoor leisure time;

Good energy autonomy, reflecting a commitment to sustainability and efficiency.

Investment potential:

Currently part of the local accommodation market (Airbnb), this villa has excellent proven annual profitability, benefiting from the growing tourist demand in the region. Its location, combined with the quality of the construction and the aesthetic appeal, guarantee a secure investment with an attractive return.

Location:

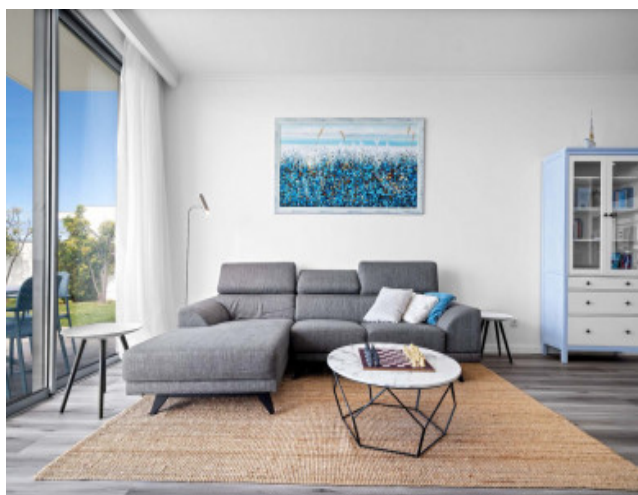
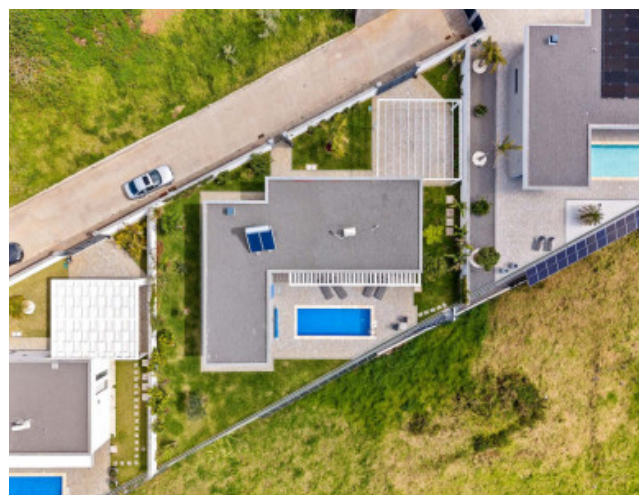
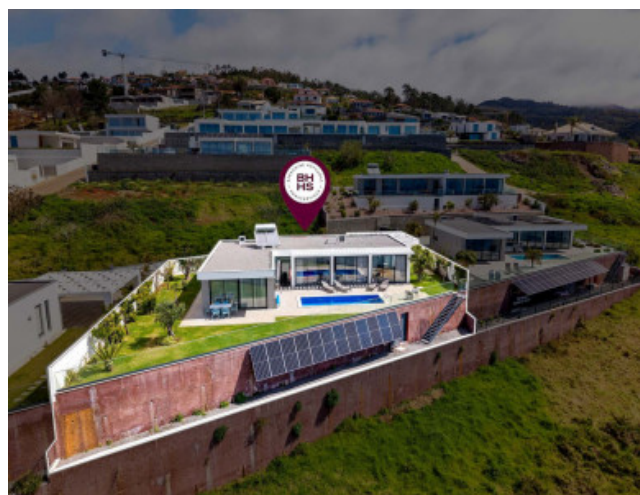
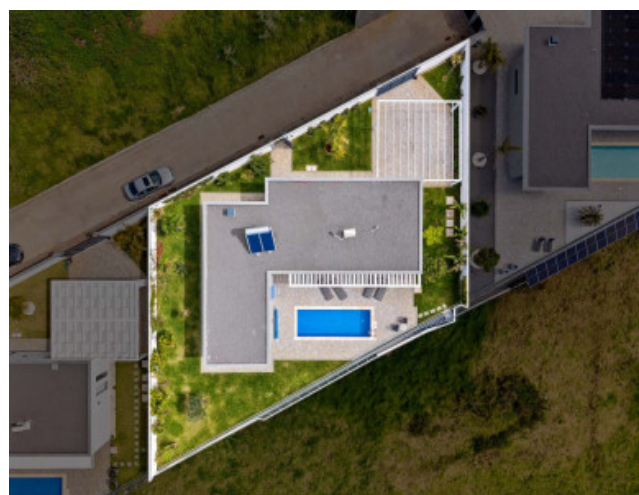
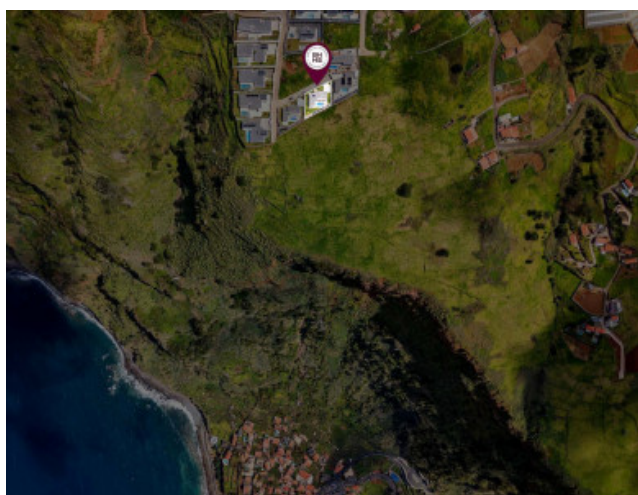
The villa is located in a quiet residential area, with good access and close to essential services, which reinforces its value both for permanent living and for holiday letting.

This is more than just a house. It's a refuge, a solid investment and an opportunity to guarantee quality of life with a financial return.

Book your visit and come and experience the potential of this unique villa.



## Gallery



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## Additional Details

### Attributes

<b>Status</b> Available	<b>Gross Area</b> 177sq m	<b>Year Built</b> 2022
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### Property Features

Pool	A/C	Garden
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# Site Floorplan