

# Beautiful 4 bedroom house with lagoon and sea views – Bom Sucesso



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
FA-70	357 M <sup>2</sup>	1300 M <sup>2</sup>	€750,000	4	4

This beautiful 4 bedroom luxury home on 2 floors sits on a 1300m<sup>2</sup> plot of beautiful mature gardens and has spectacular views of Óbidos Lagoon and the Atlantic ocean. It is easy walking distance to the beach at Bom Sucesso, as well as cafés and restaurants. 2 golf courses are 5 minutes away. Currently a family home but equally suitable for a holiday home or B&B.

This fantastic home consists of:

- Master bedroom / ensuite bath room / Sea & lagoon view.
- Double bedroom / ensuite bath room.
- 1 Double & 1 Twin bedroom sharing full bathroom.
- Large entrance hall.
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Guest Cloakroom.

- Concealed staircase to lower level.
- Fully Equipped Modern Kitchen.
- Large Living/Dining Room.
- Large Terrace.
- Landscaped front garden.
- Built in Barbecue area.
- Large garage with automatic door.
- Ping pong table.
- Shower room with W.C.
- Large games room with open fireplace.
- Pool table, darts, card table.
- Further kitchen and large dining area.
- Wine cellar
- Large stepped rear garden with mature trees

- **Ground Floor (the upper level)**

- The spacious main entrance hallway grants access to the guest cloakroom with a door into the stairs to the lower floor. At one end of the main hall are grand double doors into the lounge and dining areas and through to the kitchen, at the other end of the hall further double doors lead through to the bedroom wing with corridor to four bedrooms and three bathrooms
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The 'master suite' with satellite TV, broadband, Wi-Fi and spectacular lagoon and ocean views consists of an amply sized 16.50m<sup>2</sup> bedroom with built-in wardrobe and intermediate dressing room leading to a 4.70 m<sup>2</sup> en-suite

- The second double suite with TV / telephone facilities has a lagoon and garden view. It consists of a large 11.60m<sup>2</sup> bedroom with intermediate dressing room and built-in wardrobe leading to a 4.40 m<sup>2</sup> en-suite
- There are two further 10.90 m<sup>2</sup> bedrooms, currently one double and one twin with built-in wardrobes - Each bedroom has lagoon views and they both share an adjoining 5.10 m<sup>2</sup> large bathroom
- Bedroom Corridor 12 m<sup>2</sup> with ecological heating system
- Entrance Hall 12 m<sup>2</sup>
- Guest Cloakroom (wc) 2.40 m<sup>2</sup>
- Kitchen - a capacious 13.60 m<sup>2</sup> with marble topped work surfaces, telephone, fitted cupboards, storage and a 1.2 m<sup>2</sup> pantry.
- A Lounge and Dining area of 53.10 m<sup>2</sup> with satellite TV, broadband, Wi-Fi, glass fronted wood burning stove and additional ecological heating system is divided into separate zones by the "L" shape of the room. Each area has spectacular lagoon, beach and ocean views and through large french windows opens onto a 32 m<sup>2</sup> terrace overlooking the beach, ocean and lagoon
- **Lower Floor**
- The stairs from the upper floor lead down to a small hallway from where you can enter either garage, shower room, or games room - kitchen
- Two car garage 48.50 m<sup>2</sup> with electric remote control door and workshop with washing facilities a garden equipment storage area of 6.8 m<sup>2</sup> with ample space here for crafts use, also has a covered porch 20.10 m<sup>2</sup> for a third vehicle (occasionally used for the ping pong table). Additional under stairs storage area 1.30 m<sup>2</sup>
- Shower room 3.10 m<sup>2</sup> with W.C.
- Large games room (or apartment) 72.90 m<sup>2</sup> with satellite TV, open fireplace and additional ecological heating system already has a second kitchen installed with central preparation island, fitted units and storage. An adjoining wine cellar 8.10 m<sup>2</sup>. Large French windows from games room lead to private shaded terrace 29.70 m<sup>2</sup>
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This lower floor would readily convert into a self-contained apartment, granny flat with own terrace, pool garden and car parking, or, alternatively provide an extensive gymnasium and games room

- **Upper Gardens**

- Currently laid to lawns with breathtaking views, attractive flagged terracing with walled and hedged surround. Projected to feature a heated infinity swimming pool, 10 x 5 meters, included in the price, and solar heating for pool is already installed.

- The upper terrace and barbecue courtyard 70 m<sup>2</sup> is completely sheltered on three sides by the surrounding house, kitchen and bedroom wings. The fitted barbecue and external kitchen wash area is installed outside the main kitchen door.

- The lawns are complimented by hedges, trees, shrubs and plants. A borehole with automatic pump control system is beneath the front lawn which provides plentiful pool and garden water on tap.

- Separate entrance and exit gates on either side allows for easy vehicle movement around the house.

- **Lower Garden Levels**

- The lower area of the gardens provides potential for multiple life-style choices. A second pool, cultivation, domestic animals are possible uses

- There is an extensive paved parking and turning area outside the garage with plenty of space for guest vehicles

- The lower lawns on the second level are complimented by trees, shrubs and plants, and below them there is a vegetable patch

- At the bottom of the garden there is a lawn on the third level, a traditional old well, additional storage cupboards for garden equipment and further paved area for kennels if desired.

- **Services**

- The house is connected to mains drainage and water but has an additional borehole and a well. Mains electricity is connected and there is also solar electricity production and solar hot water. The home is provided with both traditional wood burning heating and modern ecological space heating. UK Satellite TV, telephone, broadband are all connected.

## **Location**

Mediaeval Óbidos castle, one of the "Seven Wonders of Portugal", is a 20 minute drive, as is Caldas da Rainha where you will find several major hypermarkets, fruit and fish markets, health centres and hospitals.

Baleal, the "Surf Capital" of the Silver Coast at Peniche is 15 minutes and Torres Vedras International School is a half hour drive, Lisbon airport is only 92km (an hour) via the A8.