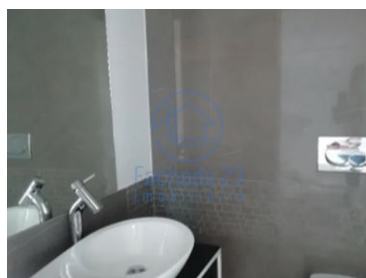
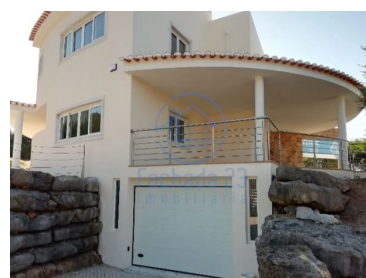








## Queluz e Belas - Villa



 **4** Bedrooms  
 **4** Bathrooms  
 **580** Area (m<sup>2</sup>)  
 **1773** Land Area (m<sup>2</sup>)

**1 450 000 €**  
(EUR €)

### 4 bedroom villa with swimming pool in Belas Clube de Campo, Sintra

Single-family house of type T4 and located in the municipality of Sintra, Union of parishes Queluz and Belas (Rua do Palácio, Belas Clube de Campo).

Built between 2005 and 2015 comprising: basement, ground floor and 1st floor.

- basement is intended for garage and technical equipment,
- ground floor comprising 1 bedroom with private bathroom, 1 guest bathroom, 1 living room and kitchen,
- 1st floor consisting of 3 suites with closet and private bathroom, and 3 balconies.



Central vacuum  
Air conditioning

Central heating  
Natural gas

It has space prepared for a gym, sauna and Turkish bath.

The patio is fenced and landscaped with a swimming pool.

Interior floors are made of wood and natural stone, of good quality.

Construction in reinforced concrete, with ceramic tiles and exterior coverings in plastered masonry and painted. Aluminum frames and double glass with thermal cut.

Total land area: 1,773.30 m<sup>2</sup>

Building footprint: 203.10 m<sup>2</sup>

Gross construction area: 580.10 m<sup>2</sup>

Dependent gross area: 203.10 m<sup>2</sup>

Private gross area: 377.00 m<sup>2</sup>

It is part of a high quality development, with a golf course and various associated services, known as Belas Clube de Campo. It is located close to the main lake of the first phase.

Good access to the EN117, EN250, the IC16, and the A9 motorway.

## Property Features

- Energetic certification: C