



## 3 Bedroom Villa For Sale in Moncarapacho

Ref: PS21

Experience refined living in this impeccably refurbished 3-bedroom luxury villa, set amidst serene olive groves in a prestigious location just outside Moncarapacho. Boasting a large heated pool, sauna, jacuzzi, workshop, and greenhouses, this property offers an unmatched blend of elegance and sustainability.

### Modern Comfort & Energy Efficiency

Refurbished to perfection in 2021, the villa features state-of-the-art amenities, including:

Photovoltaic and solar energy systems for reduced environmental impact

Fully upgraded plumbing, electrical systems, and double glazing

Premium kitchen appliances

Efficient air conditioning and central heating throughout.

### Breathtaking Location & Panoramic Views

Situated on the crest of a gentle hill, the villa enjoys a coveted south-facing orientation with sweeping views of picturesque olive orchards and the vast Atlantic Ocean.

Hidden within the olive grove lies a 187m<sup>2</sup> historic ruin, ideal for conversion into a charming guesthouse. Adjacent to the ruin is a large, original water tank perfect for transforming into a private guest pool.

Expansive Land & Olive Production

 3 bedrooms	 3 bathrooms
 236 m <sup>2</sup>	 70458 m <sup>2</sup>
 1980	 Pool
<b>€ 2,950,000</b>	

### Features

- Jacuzzi
- Proximity: Shopping
- Garage
- Main drainage
- Pool
- Air conditioning
- Fireplace
- Video entry system
- Proximity: Mountain
- Proximity: Open field
- Proximity: Hospital
- Views: Sea views

The property spans over 7 hectares, including:

c.6 hectares of mature olive trees producing high-quality Picual, Frantoia, and Mecanilla olives

Automatic irrigation and fertilization systems for efficient maintenance

c.1 hectare of private grounds encompassing beautifully landscaped gardens, a long olive and rosemary lined

cobblestone driveway, and leisure spaces

Sophisticated Interior Spaces - See plan

Upon entering from the north, the villa greets you with a spacious lobby featuring a cloakroom and closet. Key interior

highlights include:

Two inviting sitting rooms, perfect for relaxation

A fully fitted, modern kitchen with an adjacent laundry room

A formal dining room with garden and pool terrace access

The first floor offers:

A large open space leading to an expansive terrace with stunning views

Three bedrooms, including a lavish master suite with a private dressing room and en-suite facilities

A centrally positioned guest bathroom.

Versatile Outdoor Features

The villas exterior is designed for comfort and function, featuring:

A garage currently used as a workshop, plus a small store room

Three additional rooms for technical equipment

Sauna, double carport with EV charging station, and a large water storage tank.

Greenhouses & Olive Business Potential

Among the olive groves, approximately 3,000 m<sup>2</sup> of greenhouses and a fully operational packing area with cloakroom

available. This well-established property meets the high demand for premium-quality Portuguese olives, with Portugal

ranking as the fourth-largest exporter of olive oil globally.

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## Features

- Views: Garden view
- Garden
- Double glazing
- Automatic irrigation
- Security alarm
- Proximity: Public Swimming Pools
- Electric entrance gate
- Proximity: Beach
- Proximity: Pharmacy
- Septic tank
- Mains water
- Quiet Location
- Parking space
- Heating
- Equipped kitchen
- Sealed land area
- Uninterrupted views
- Floors: 2
- Wifi Network
- Water Cistern
- Walk-in wardrobe
- Solar hot water
- Photovoltaic electric panels
- Heated Pool
- Sauna
- Intertel por fibra ótica
- Built year: 1980
- Renovation year: 2021
- Energy Rating C