



## Tomar (são João Baptista) e Santa Maria Dos Olivais - Villa



5	5	500	1400			<b>750 000 €</b>
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)	Garage	Swimming Pool	(EUR €)

### Exceptional villa at the gates of Tomar with swimming pool

## Exceptional villa at the gates of Tomar

### General Description:

Located in the urban parish of the city of Tomar, this villa furnished with solid wood offers a perfect combination of family comfort, space for professional activities, leisure and well-being.

### Housing Features:

- **Family Experience:**



**Jose Ferreira**

+351 910340340 <sup>2</sup>

jose.ferreira@vivernocentrodeportugal.com

T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt

Av. Combatentes da Grande Guerra, 13A  
AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- 4 bedrooms with wardrobe
- 1 suite with dressing room and bathroom
- Fully equipped kitchen and laundry room
- 4 bathrooms (including one with a shower for reduced mobility and another with a whirlpool bath)
- **Professional Activity:**
  - Two furnished offices (one with 28m<sup>2</sup>)
- **Leisure:**
  - Games room with snooker table and TV
  - Gymnasium
- **Wellness and Vacations:**
  - Playground
  - Excellent swimming pool
  - Surrounding area with synthetic grass
  - Annex with equipped kitchen, bathroom/laundry, changing room and deck for meals
- **Rest and Romance:**
  - Furnished outdoor lounge by the pool, perfect for recharging at sunset and in the moonlight
- **Economy and Sustainability:**
  - Autonomy in electricity with its own production through photovoltaic panel with tracker
  - Autonomy in drinking water from artesian borehole
  - Autonomy in domestic water heating through thermal solar panels
- **Comfort:**
  - Heat pump for central heating in all rooms
  - Air conditioning
  - Garage for 4 cars with access by automatic gates
  - Insulation on exterior walls, roofs and cover plate
  - Security doors and PVC frames with thermal and acoustic insulation
  - A+ Energy Certification

### Current State:

The villa is undergoing some painting and modernization works, ensuring that it is in excellent condition for the future owner.

### Location:

At the gates of the city of Tomar, this villa provides a unique opportunity for those looking for quality of life in central Portugal.

### Scheduling Visits:

Come and visit this amazing villa with Viver No Centro De Portugal and discover how your dreams can come true.



**Jose Ferreira**

+351 910340340 <sup>2</sup>

jose.ferreira@vivernocentrodeportugal.com

T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt

Av. Combatentes da Grande Guerra, 13A  
AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



VCP295

Reference

Scan the QR code to view the property



## Property Features

- Electric Central Heating
- Equipped kitchen
- Washing machine
- Ventilator
- Fitted wardrobes
- Hydrotherapy Bath
- Alpendre
- Pool
- Espaços Verdes
- Proximity: Mountain, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Ampla Oferta de Serviços
- Renovation year: 2022
- Floors: 2
- Drive way
- Electric garage gate
- Laundry
- Basement
- Video entry system
- Furnished
- Security door
- Barbecue
- Balcony
- Borehole
- Automatic irrigation
- Water Cistern
- Thermal and Acoustic Insulation
- Heat Pump
- Dishwashing machine
- Electric Oven
- Fireplace
- Walk-in wardrobe
- Shower
- Barbecue
- Garden
- Fruit Trees
- Praia Fluviais
- Built year: 1995
- Views: Pool view, Garden view
- Quiet Location
- Garage
- Solar heating
- Escritorio
- Storage / utility room
- Double glazing
- Optical fibre
- Bread oven
- Terrace
- Mains water
- Well
- Sealed land area
- Main drainage
- Energetic certification: A+



**Jose Ferreira**

+351 910340340 <sup>2</sup>

jose.ferreira@vivernocentrodeportugal.com

T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt

Av. Combatentes da Grande Guerra, 13A  
AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



VCP295

Reference

Scan the QR code to view the property



- Solar orientation: East



**Jose Ferreira**

+351 910340340 <sup>2</sup>

jose.ferreira@vivernocentrodeportugal.com

**T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt**

**Av. Combatentes da Grande Guerra, 13A  
AMI 24759**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)