



## São Roque - Villa



**6**  
Bedrooms

**4**  
Bathrooms

**321**  
Area (m<sup>2</sup>)

**1720**  
Land Area (m<sup>2</sup>)

**1 095 000 €**  
(EUR €)

### Madeiran style house T4 + Apartment T2 + Apartment T1

Spread on a plot of 1720 m<sup>2</sup>, this villa consists of 2 floors, distributed as follows:

The ground floor has been transformed into an independent 2 bedroom apartment, in this you will find two bedrooms, a kitchen space, living room, bathroom and an outdoor area with a garden shower to cool off while enjoying the sunbathing. The leisure area is equipped with barbecue and a laundry room, bathroom and a storage area and support to the vegetable garden.

On the 1st floor you will find the night space with 3 large bedrooms and a 4th bedroom that is currently used as a walking closet. On this floor you will also find a bathroom that serves the bedrooms and the staircase to the 2nd floor.

The main entrance of the villa is made by the 2nd floor where we discover a large space, living room,



**Ricardina Santos**

+351 963 934 290 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

ricardina.santos@rikakaza.com

T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E info@rikakaza.com

R. Cónego António Félix 14A,  
AMI 19631

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



dining room and equipped kitchen, all in harmony and open space concept. On this floor we have access to the balcony where you have a stunning and unobstructed view of the city to enjoy relaxing evenings and fireworks at the end of the year. It also has a guest bathroom and the staircase leading to the 1st floor.

Outside this villa you will find a porch where the laundry space is located, a bathroom and a space that currently serves as a multimedia studio, properly equipped with lights and a sound system.

You will also find a leisure and social area, in a natural and quiet environment equipped with barbecue and a sauna.

It has a workshop properly equipped with machines and tools where you can develop your carpentry, light metalwork, mechanics and various DIY jobs.

This villa is equipped with solar panels for water heating, photovoltaic panels and a large space to park several vehicles.

You can find several fruit trees, from lemon trees, fig trees, mango trees, avocado pears, coffee plants and others.

Attached to this plot there are two plots of land with one with an area of 468 m<sup>2</sup> and the other with 610m<sup>2</sup>. There is the possibility of selling the lots separately.

It has private parking for several cars.

If your dream is to have a Madeiran-style property in Funchal, which gives you the possibility to live with your family and at the same time have profitability through AL, this may be the right option. Located in an area of easy access, this villa is 10 min from Funchal, and you can also use public transport that is close to the house, being 13 min from Funchal.

Are you curious?  
Come and see this magnificent villa...

You can count on the professionalism of our team, at all stages of the process.  
Book your visit now!

Rika Kaza - AMI: 19631  
Website: <https://www.rikakaza.com>  
E-mail: [info@rikakaza.com](mailto:info@rikakaza.com)



**Ricardina Santos**

+351 963 934 290 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

[ricardina.santos@rikakaza.com](mailto:ricardina.santos@rikakaza.com)

T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E [info@rikakaza.com](mailto:info@rikakaza.com)

**R. Cónego António Félix 14A,  
AMI 19631**

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



## Property Features

- Laundry
- Dishwashing machine
- Video entry system
- Equipped kitchen
- Garden
- Proximity: Mountain, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Photovoltaic panels
- Built year: 1938
- Floors: 3
- Open Space Kitchen
- Solar orientation: South
- Uninterrupted views
- Central location
- Storage / utility room
- Water Tank
- Main drainage
- Washing machine
- Closed fireplace
- Walk-in wardrobe
- Wood burner
- Terrace
- Barbecue
- Painéis Solares
- Tourist License (AL)
- Parking lot
- Guest cottage
- Views: Sea views, Mountain views, City view
- Quiet Location
- Balcony
- Energetic certification: D
- Mains water



**Ricardina Santos**

+351 963 934 290 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

ricardina.santos@rikakaza.com

T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E [info@rikakaza.com](mailto:info@rikakaza.com)

**R. Cónego António Félix 14A,  
AMI 19631**

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