



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



 **3** Bedrooms   
  **4** Bathrooms   
  **173** Area (m<sup>2</sup>)   
  **209,5** Land Area (m<sup>2</sup>)   
  Garage   
**370 000 €** (EUR €)

### Modern 3 bedroom villa with stunning views over the city of Tomar and the Convent of Christ

## Modern 3 bedroom villa with stunning views over the city of Tomar and the Convent of Christ

We present this fantastic 3 bedroom villa inserted in an elegant residential complex, with privileged views over the charming city of Tomar and the iconic Convent of Christ.

Located at the gates of the city and built in 2022, this villa combines comfort, modernity and quality of construction, offering the perfect setting for a quiet life full of amenities.



**Bruno Ferreira**

916356181 <sup>2</sup>

bruno.ferreira.miguel18@gmail.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)



TL002

Reference

Scan the QR code to view the property



On the ground floor, you will find a spacious open space area consisting of a living room and a fully equipped kitchen, with air conditioning and an unobstructed view over the city. Also on this floor, a comfortable bedroom and a bathroom with shower.

The first floor consists of two suites with private bathrooms (both with showers). One of the suites has a large closet and balcony with panoramic views over Tomar and the Convent of Christ, while the other has a built-in wardrobe.

The villa also has:

- Service bathroom in the garage area
- Laundry
- Two-car garage with automatic gates
- Front garden and a pleasant outdoor space at the back, ideal for leisure time

Other characteristics:

- Fully fenced, with automatic gates
- Superior quality finishes
- Aluminium windows with double glazing and tilt-and-stop
- Air conditioning
- Solar panels for water heating
- Thermal and acoustic insulation
- Optical fibre
- Public transport at the door
- Just a 2-minute walk from the city center

Don't miss this unique opportunity to live with quality, comfort and a breathtaking view.

**Book your visit now with To Live – your new real estate agency in the heart of Portugal – and take the first step towards making your dreams come true.**



**Bruno Ferreira**

916356181 <sup>2</sup>

bruno.ferreira.miguel18@gmail.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)



TL002

Reference

Scan the QR code to view the property



## Property Features

- Air conditioning
- Dishwashing machine
- Combined Refrigerator
- Induction hob
- Fitted wardrobes
- Walk-in wardrobe
- Proximity: Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2022
- Quiet Location
- Drive way
- Electric garage gate
- Laundry
- Storage / utility room
- Double glazing
- Electric shutters
- Security door
- Mains water
- Main drainage
- Thermal and Acoustic Insulation
- Equipped kitchen
- Microwave
- Electric Oven
- Ventilator
- Laminated floor
- Shower
- Ampla Oferta de Serviços
- Views: City view, Urbanization view
- Central location
- Garage
- Parking space
- Basement
- Video entry system
- Double Glazing Oscillobating
- Optical fibre
- Balcony
- Sealed land area
- Uninterrupted views
- Energetic certification: A+



**Bruno Ferreira**

916356181 <sup>2</sup>

bruno.ferreira.miguel18@gmail.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)