



## Arco da Calheta - Villa



 3  
Bedrooms
  3  
Bathrooms
  194,32  
Area (m<sup>2</sup>)
  140  
Land Area (m<sup>2</sup>)

**305 000 €**  
(EUR €)

## Your Refuge of Serenity in Arco da Calheta Awaits You

*What if your next home wasn't just a property, but a real invitation to well-being and happiness?*

*Imagine waking up to the gentle mountain breeze, surrounded by silence, peace, and a view that makes your heart smile. This 3 bedroom single storey house, carefully refurbished, is waiting for those who value comfort, tranquility and quality of life.*

☐ *What makes this house unique?*

*// Prime Location – Tucked away on a quiet path, just 15 metres from the main road, it combines privacy with easy access.*

*// Space to Create Memories – The large terrace, with stunning views, is the ideal setting for golden sunsets, soul-warming conversations and celebrations with those you love most.*



**Sónia Ramos**

(+351) 961 874 571 <sup>2</sup>

sonia.ramos.livecolorsproperties@gmail.com

T (+351) 961 874 571 <sup>2</sup> · E [geral.livecolorsproperties@gmail.com](mailto:geral.livecolorsproperties@gmail.com)

São Martinho, Funchal  
AMI 23780

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



// *Functionality & Comfort – With two suites, a fully equipped modern kitchen, heat pump and electric shutters, every detail has been designed to simplify your life.*

// *Need Space to Cultivate Happiness?*

*Although the garden is small and without space for cultivation, the real "cultivation" happens within these walls: moments of union, tranquility and renewal.*

// *Why Choose to Live in Calheta?*

*Mild climate all year round*

*Panoramic views of the sea and mountains*

*Calm environment, perfect for relaxing*

*Proximity to the expressway, which connects the area to the main points of the island*

// *It is one of the most sought after places for those who want to invest in Madeira, whether to live, rest or monetize.*

// *Are you looking for the ideal home or an investment opportunity?*

*This villa fits perfectly as:* ☐ *Your family home*

☐ *A weekend retreat*

☐ *A short-term rental business with huge potential*

*Have you ever imagined the emotional and financial return you can have?*

// *Ready to take the first step towards a new life?*

*Schedule your visit now.*

*Come and feel for yourself what the images do not show: the energy, the warmth and the potential of this house.*

// *Is this the place where you will create memories for life?*

// *Color Your Dream – Get Started Today.*

// *Ease of Payment and Financing Support*

*Not sure where to start?*

*We help you find the best banking solutions at no additional cost.*

*Your new home is ready.*

*And you, are you ready to live the next chapter of your story?*



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## Property Features

- Fitted wardrobes
- Laminated floor
- Suíte
- Heat Pump
- Banks
- Schools
- Fruit shops
- Built year: 1994
- Laundry
- Electric shutters
- Central location
- Security door
- Energetic certification: F
- Mains water
- Renovation year: 2024
- Equipped kitchen
- Thermoaccumulator
- Office
- Proximity: Beach, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools, Playground
- Bakeries
- Post office
- Terrace
- Floors: 2
- Views: Sea views, Countryside views, Urbanization view
- Quiet Location
- Parking space
- Uninterrupted views
- Solar orientation: South
- Balcony
- 2 Balconies



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