Casa Varzea

Region: Portugal **Sleeps:** 10

Overview

Situated within a leisurely stroll from the sandy shores of Cepaes, Esposende, this contemporary villa stands as a spacious haven, thoughtfully adorned and furnished with a keen eye for quality. The interior exudes an elevated aesthetic, featuring tasteful furnishings and commodious seating arrangements. Alongside the private swimming pool, guests are granted access to a clay tennis court and a small 5-a-side football pitch, offering delight to both young and mature visitors alike.

The villa boasts a fully equipped modern kitchen catering to culinary needs. A capacious living and dining area beckons with its inviting seating, complete with satellite TV and a DVD player. The area also accommodates a combined pool table and dining table, offering versatile entertainment. Doors seamlessly connect the space to the poolside area and barbecue terrace, facilitating easy outdoor access. Two bedrooms grace this floor – a double bedroom with an ensuite bathroom, and a twin bedroom, each featuring doors that open onto the front garden. A guest toilet completes the layout.

Ascending the villa, you'll find a master double bedroom with an ensuite bathroom, offering access to a capacious balcony that affords views of the sea. Another double bedroom, also ensuite, features a sizable balcony, while an additional double bedroom enjoys an ensuite bathroom and a private balcony overlooking the front garden.

A spacious covered terrace beckons, complete with an integrated barbecue, providing an idyllic setting for open-air dining. The villa's private pool, with dimensions 10 X 4 metres and depths ranging from 80cm to 170cm, features an electric cover for convenience. For sports enthusiasts, a clay-surfaced tennis court awaits alongside a compact 5-a-side football pitch. The well-maintained garden









showcases a verdant lawn and graceful palm trees. Adequate private parking is available, rounding off the property's offerings.

Facilities

Air-Con • Villa • Private Pool • Great Value • <1hr to Airport • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Heated Pool • Cots (Cribs) • Beach Nearby • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Ground Floor
- Ample living room with comfortable seating
- Open plan dining area for 8 people and access to the garden
- Fully fitted modern kitchen
- Guest toilet
- Bedroom with double bed, access to the garden and en-suite shower room
- Bedroom with two single beds and access to the garden

First Floor
- Master bedroom with double bed, access to a balcony with sea views and en-suite bathroom
- Bedroom with double bed, access to a balcony and en-suite bathroom
- Bedroom with double bed, access to a balcony and en-suite bathroom

Exterior Grounds
- Private heated swimming pool (10 x 4 m; depth 0.80 - 1.70 m) (extra cost, see T&Cs)
- Large patio and garden area
- Various sun loungers
- Covered terrace
- Outdoor dining
- Garden furniture
- Private parking
- Barbecue

Additional Facilities
- Wi-Fi connection
- Air conditioning
- Washing machine
- Cot and high chair

Tourist License: 23878/AL









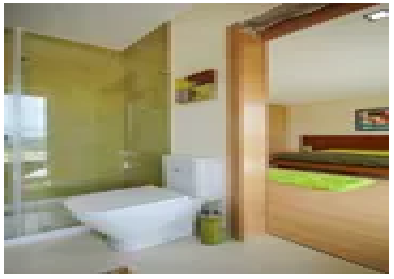
Location & Local Information

Casa Varzea is in a prime location for amenities, with the beach, a supermarket, bars, restaurants and the town centre of Esposende all within easy walking distance of the villa. This makes it a perfect base for a family holiday, with little to no travel required to make the most of this beautiful area. Firmly off the tourist trail, you won't find Esposende in many guidebooks, but don't let that put you off. This charming town has much to offer, featuring many well-preserved and interesting archaeological sites and attractive areas to explore. The town is provincial in appearance with its riverside, palm-lined boulevard and marinas that are a nod to its fishing heritage.

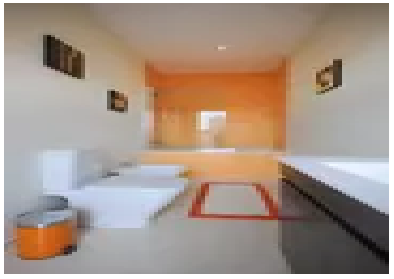
In the town, you'll find the popular Maritime Museum and leisure centre, and if you keep heading along the promenade, you'll reach Esposende beach, a broad stretch of sand backed by low dunes and overlooked by the red metal tower of Esposende lighthouse. The beach is considered one of the finest on the Costa Verde and is a popular and laidback spot known for its quality surfing - and you don't need to be an expert to have a go! Esposende is a great place to learn to ride your first wave. The breaks produce peaks and hollow waves of around a metre high - perfect for newcomers to the sport- and you won't normally have to wait your turn, thanks to the sheer size of the beaches in the area and the fact that more experienced surfers tend to head to the more southern resorts. If you get a bit of a taste for surfing while you're here, you might be interested to know that there are three surf camps in the town, all offering intensive week-long surfing courses, as well as kite-surfing. They also hire stand-up paddleboards, which can be a fun way to get around the calmer estuary waters.

The resort boasts a chain of Blue Flag Beaches, and on the other side of the river mouth, you'll find the beach of Praia de Ofir; 3km of unspoiled, sand backed dunes surrounded by pine trees. A natural phenomenon of this beautiful beach is the rock formation that emerges from the sea at low tide and is known locally as the horses of Fao.









After a day of sun, sea and surf, head to one of the many bars and restaurants that surround the beach, where you'll be able to enjoy all manner of local cuisine and refreshments to suit every palate.

Local Amenities

Nearest Airport	**Porto Airport (48 km)**
Nearest Village	**Esponsade (4 km)**
Nearest Town/City	**Porto (54 km)**
Nearest Restaurant	**Bem Estar 2 Restaurante (150 m)**
Nearest Bar/Pub	**Dunas Bar (2 km)**
Nearest Supermarket	**Coviran (850 m)**
Nearest Beach	**Praia de Cepaes (1 km)**
Nearest Golf	**Estela Golf Club (17 km)**
Nearest Tennis	**Igor Vale Tennis Academy (7 km)**

What we love

- The location of Casa Varzea couldn't have been more perfect for the kids and us, with the beach, shops, places to eat, and the town centre all within walking distance
- The easy accessibility and the ground floor bedrooms made the villa the perfect choice when we travelled with my elderly parents, who often struggle with stairs
- We loved the modern style of the villa, the contemporary interior and the sea views!
- The kids were impressed with all the extras: a pool, a five-a-side football pitch and a tennis court. It all kept them well entertained while we relaxed

What you should know...

- Casa Varzea is situated on a large plot with other villas nearby. Although you are not particularly overlooked, the property might not be suitable for those looking for something more isolated or remote
- The private, heated pool features an electric cover to keep the heat in and for added safety
- The master bedroom features a large balcony offering sea views

Terms & Conditions

- **Security deposit:** €450 charged to client's credit card as a pre-authorisation two weeks before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** Between 4 - 7 pm

- **Departure time:** 10 am

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** First cot and high chair included in the rental price; please enquire before arrival.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 5 nights during low season. All other durations on request.

- **Heating costs included?:** Not available in this property.

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €36 per night (to be paid to Oliver's Travels with the balance). The pool heating is available for a minimum of 7 nights. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist tax is currently not required within the municipality of this villa, however many councils are introducing this across Portugal, so you may be required to pay this at time of travel.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in the rental price.