

# Villa Mize

**Region:** Comporta **Sleeps:** 10

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## Overview

Surrounded by lush pine forests in rural Muda, within ten minutes of the Carvalhal and Pego Beaches, Villa Mize is a stunning, contemporary property offering an oasis away from the hustle and bustle of day-to-day life. Located in a tranquil spot, you can switch off from everyday life, yet the delights of Lisbon and the amenities of Comporta are never far away.

Minimalist, with sleek white walls, large expanses of glass and contemporary interior design, this elegant villa is the perfect modern getaway. From the moment you walk inside, the villa is impressive, with a huge double-height ceiling in the living room and all-around floor-to-ceiling glass windows that flood the space with natural light, enlivening every corner. The striking kitchen, social dining table and modular lounge sofas will all have you dreaming of a home renovation when your holiday finishes. Carefully designed down to the fittings and fixtures, there is a sense of harmony throughout the living space that makes it impossible not to relax.

The accommodation includes four en-suite bedrooms, as well as a self-contained apartment ideal for guests who wish to travel with private staff or older teenagers that want a little more independence. The master suite on the first floor offers a slice of indulgence, with a large private terrace that overlooks the infinity swimming pool and a spacious bathroom with panoramic views across the countryside. In fact, every bedroom in the villa boasts its own secluded outdoor sitting area, perfect for those morning coffees, or quiet moments of reflection, reading your book and easing into the relaxed holiday mode.

On the ground floor, the bright, open living space opens out onto the terrace and swimming pool, so you can meander between the indoor and outdoors with ease.



Olive trees, Mediterranean shrubs and aromatic herbs frame the long infinity swimming pool and terraces, scenting the outdoor space with lavender and rosemary. South-facing, the light across the terrace is fantastic, though as night draws in, the gardens and terraces are floodlit, so you can continue barbecues and al-fresco dining long into the evenings, soaking in every minute of the holiday!

## Facilities

Chef/Cook Available • Wi-Fi/Internet • Wow Factor • Eco Friendly (Sustainable) • Rural Location • Instagrammable • Modern • Yoga Classes Available • Transfers Available • Recommended • Private Pool • Ideal for Kids • Ideal for Teens • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Not for little ones • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Mize has very spacious and elegant interiors totalling 460 sq metres of living space, that sit beautifully within the 12 hectares of lush pine forest that surrounds it, located in rural Muda and within 5-10 minutes to Carvalhal and Pego beaches.

### Ground Floor

- Large living room with comfortable seating, satellite TV and access to the terrace
- Open plan dining area for 10 people and access to the terrace
- Fully equipped modern kitchen with breakfast bar and access to the terrace
- Guest toilet
- Bedroom with double bed, access to the terrace and en-suite shower room
- Bedroom with double bed, access to the terrace and en-suite shower room

### First Floor

- Master bedroom with double bed, access to a private terrace and en-suite shower room
- Bedroom with double bed, access to a terrace and en-suite shower room

### Annexe

- Ample living area with comfortable seating, satellite TV and access to a terrace
- Shower room
- Bedroom with two single beds and access to a terrace

### Exterior Grounds

- Private infinity swimming pool (18 x 6 m; depth 1.50 - 2.00 m)
- Large terrace and garden area
- Covered terrace
- Various sun loungers
- Outdoor dining
- Garden furniture
- Street parking

### Additional Facilities

- Wi-Fi connection
- Hair dryer
- Washing machine
- Dishwasher
- Solar panels



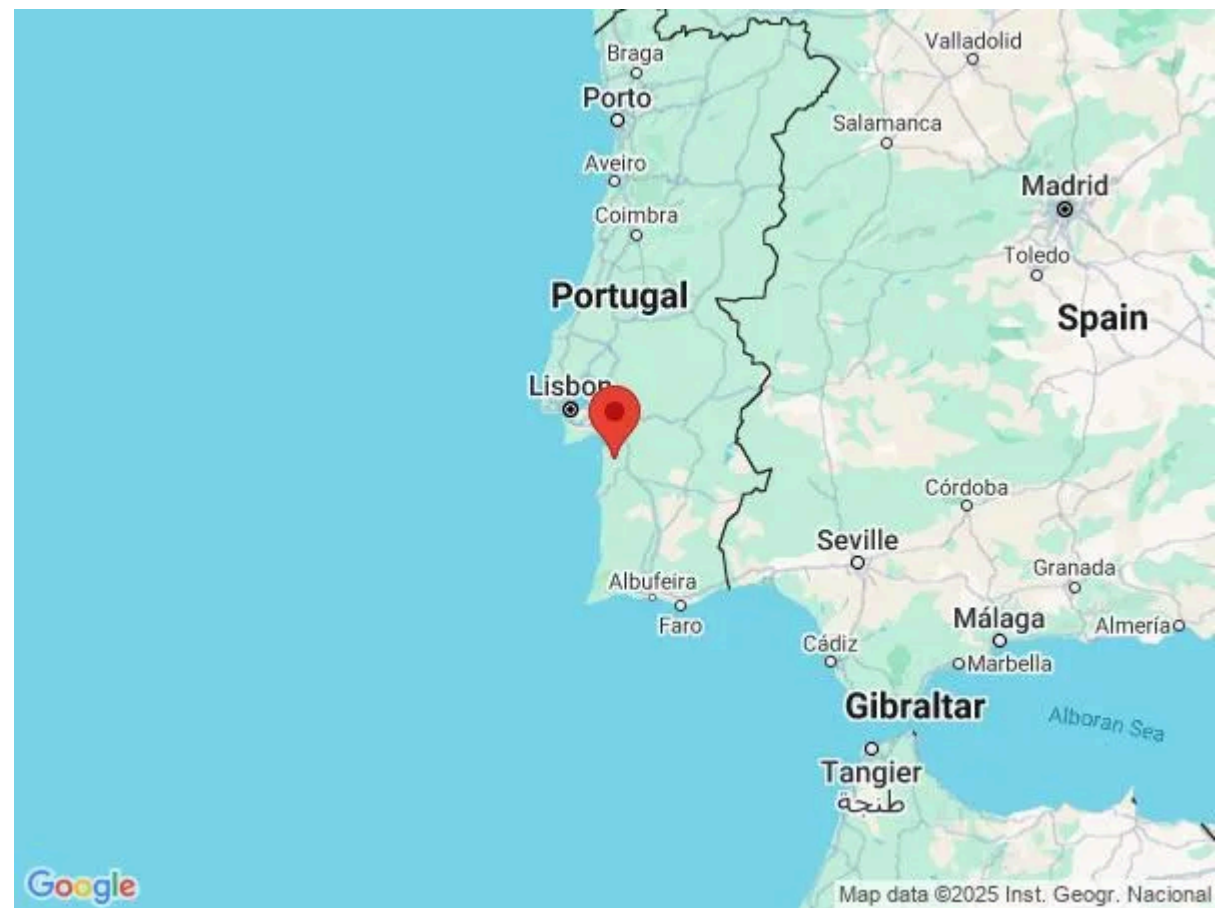


## Location & Local Information

Villa Mize is surrounded by lush pine forests in the rural hamlet of Muda, located between Comporta village and Grandola. The hamlet is less than a twenty-minute drive from Comporta and roughly eighty minutes from Lisbon. Whilst Comporta and Lisbon are overflowing with charm and vibrancy, Muda offers the tranquillity of tall pines and ancient cork trees, so you can enjoy the best of both. The area becomes increasingly popular year after year, with visitors embracing the outdoors with horse riding, surfing lessons, yoga, boating, sailing, wildlife watching and much more. Whilst the beach is not on your doorstep; it can be reached in minutes. In one direction you can visit the beaches of Comporta, Pego, Carvalhal and Troia. The other way is you can visit the beaches of Melides, Santo Andre, Porto Covo and Sines.

Comporta is a charming village located at the base of the Troia peninsula and at the side of the Sado estuary. The history of the village goes back to the Roman Empire, and Comporta is still a hive of agricultural production with rice fields and vineyards producing some fine white, red and rose wines. For golf lovers, Comporta is a dream; the fantastic Comporta Dunes course was designed by David McLay Kidd within a stunning terrain of pine forest and sand dunes close to Pego beach. Troia championship golf course is also nearby, designed by the famous golf architect Robert Trent Jones. If golf isn't your thing, there are plenty of other activities and pursuits that you can involve with, including horse riding, fishing, hunting, sailing, bird watching and cycling. Comporta beach is just a ten-minute walk from Comporta village, so you can combine the two for a fabulous day out with your family and friends.

Of course, being this close to the vibrant, cosmopolitan city of Lisbon, a day trip is a must for your holiday. A foodie haven, there are so many options, from fine-dining restaurants to the renowned Time Out Market and the incredible Portuguese custard tarts. There is so much to see and do, including its Oceanarium, its zoo, its pretty azulejos, its markets, its fabulous wine bars, its historic



monuments, its lovely waterfront, and its fabulous squares, just to name a few!

Local Amenities

Nearest Airport	Lisbon Airport (130 km)
Nearest Ferry Port	Troia Ferry Port (32 km)
Nearest Village	Grandola (20 km)
Nearest Town/City	Comporta (20 km)
Nearest Restaurant	Aquina Muda Cafe Restaurant (4 km)
Nearest Bar/Pub	Winery Quinta da Areia Safada (4 km)
Nearest Supermarket	Lidl (20 km)
Nearest Beach	Carvalhal Beach (14 km)
Nearest Golf	Troia Golf Course (34 km)

## What we love

- South-facing, the villa enjoys bright sunlight right through to sunset!
- The beautiful terraces and sublime pool are scented with the aromas of lavender and rosemary
- Every bedroom in the villa offers its own secluded outdoor space, perfect for those tranquil private moments

## What you should know...

- Due to unprotected drops from some terraces and the infinity pool, French glass windows and low tables with hard corners, this property is not ideal for toddlers, and young children must be supervised
- Cots, highchairs, bikes and more can be provided for an extra fee; please enquire when booking
- Located in a rural location, the beaches, towns, and cities nearby are all easiest to reach by car

# Terms & Conditions

- **Security deposit:** €3,000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.
- **Arrival time:** 4 pm, late check-in after 8 pm will have a fee of €30 to be paid on arrival.
- **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:** Other services can be contracted at the following rates:<br> - 3-hour extra cleaning €60 per day €420 per week<br> - Buggy Can-Am Traxter HD10 please enquire<br> - Cot €8 per day €56 per week<br> - High Chair €6 per day €42 per week<br> - Extra bed €50 per day €300 per week<br> - Private Chef, please enquire, subject to availability
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Not included in the rental price, extra €250 to be paid with the balance to OT. Yes. However, 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Not available on this property.
- **Pool heating charge?:** Not available on this property.
- **Tax:** Tourist tax not applicable.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** No.