Villa Gulato

Region: Comporta **Sleeps:** 11

Overview

Set in the peaceful residential area of Comporta on the west coast of Portugal, about an hour's drive from Lisbon sits this comfortable four-bedroom family home. Just 4.5km from the beach, it's a thoroughly modern villa with plenty of space for everyone. Floor-to-ceiling glass doors make it a light and airy retreat.

On the ground floor, the open-plan design means you can unwind on the sofas or chat with friends in the elevated dining area. During the day, slide open the glass doors and let the warm Mediterranean breeze waft in, while in the evening, it's the perfect spot to take it easy with a film on the Smart TV. Off from the living area, you'll find a sleek and shiny kitchen equipped with every appliance you'll need to create memorable family dinners. Serve meals at the sociable dining table, or dine alfresco at the table overlooking the garden and pool. A colourful bathroom and two cheerful double bedrooms with direct access to the garden and pool are also located on this floor.

From the ground floor, a floating staircase sweeps up to the first floor, where you'll find a delightful master suite swathed in natural light. Featuring a double bed, contemporary furnishings, and a cheerful en-suite bathroom, it's a wonderfully comfortable space. It also boasts a private balcony so you can sit and bask in the morning sun, and there's even a handy office room should you need to catch up on work. An additional bedroom featuring a double bed and single bed can be found on the lower ground floor.

Back on the ground floor, step outside onto the decked terrace and soak up the sun on a lounger. During the day, relax with a good book in the garden, or plunge into the heated swimming pool. And as the day draws to an end, throw some fresh fish on the barbeque and dine alfresco









under the stars. Villa Gulato is located in a quiet residential area. It's less than a 10-minute walk to the local restaurant, and it's also ideally located for outdoor activities, with golf and surfing just some of the options on offer nearby.

Facilities

Golf Nearby • Air-Con • <1hr to Airport • Great Value • Private Pool • Ideal for Kids • Villa • Has Offer • Ideal for Teens • Has Discount • Special Offer • Heated Pool • Beach Nearby • Saltwater Pool • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Heating • Ideal for Babies & Toddlers • Fenced Grounds

Interior & Grounds

The Villa

Villa Gulato is the perfect home for an unforgettable holiday! This lovely holiday home offers ample and comfortable areas spread across 3 floors. The villa is located just beside the Sado Estuary Natural Reserve and the Atlantic Ocean.

Lower Ground Floor
- Bedroom with double bed (210 x 200 cm) and a single bed

Ground Floor
- Ample living room with comfortable seating, TV and access to the terrace
- Open plan dining area for 8 people access via a few steps
- Well equipped kitchen via a few steps
- Family bathroom with tub and shower
- Bedroom with double bed (160 x 200 cm), air conditioning and access to the terrace
- Bedroom with double bed (160 x 200 cm) and access to the terrace

First Floor
- Master bedroom with double bed (180 x 210 cm), air conditioning, access to a balcony and en-suite bathroom
- Office room with workig desk and library

Exterior Grounds
- Private saltwater heated swimming pool (9 x 4 m; max depth 1.75 m)
- Large terrace and garden area
- Covered terrace
- Various sun loungers
- Outdoor dining
- Garden furniture
- Private parking
- Barbecue

Additional Facilities
- Wi-Fi connection
- Air conditioning
- Central heating (extra cost)
- Washing machine
- Dishwasher
- Coffee machine
- Hair dryer

Tourist License: 13750/AL









Location & Local Information

Villa Gulato is set in the small beachside village of Comporta, a charming place in the old district of Setúbal on the Troia peninsula. From the villa, it's less than a 10-minute drive to Comporta Beach, a beautiful white sandy beach that stretches for miles. With its clear waters and rolling waves, it's the perfect beach for surfing. If you fancy trying your hand at the sport, you can hire a board and wetsuit at the surf rental store or book a lesson. Alternatively, kayak in the water or explore the beach on horseback.

Afterwards, be sure to enjoy a bite to eat at the beachside snack bar. Here you can sample local, freshly cooked fish with platters, including squid, sardines, mackerel, and swordfish. The nearby Cais Palafitico do Porto da Carrasqueira is also worth a visit. Just a 5-minute drive from the villa, it's a pretty harbour with a pier built on stilts. Walk along the pier and watch the local fishing boats unloading their hauls, and on a clear day, you'll be able to see the Sado Estuary with its countless species of birds.

A day trip to the Sado Estuary is a must, and you can jump on a yacht or catamaran at the Troia marina (20 minutes). Spend the day on the estuary's freshwater and enjoy the thrill of spotting the resident bottlenose dolphins or explore the estuary on foot with this vast wetland boasting a mixed landscape of marshes, sandbanks, rice paddies, woods and reed plantations. The estuary is home to more than 250 species of bird, and in the autumn and winter, pretty flamingos cover this area in a blanket of pink. But if you'd rather spend your day playing golf, head to Troia Golf Course (15 minutes) and enjoy a round at the 18-hole course.

Local Amenities

Nearest Airport	**Lisbon Airport (60 km)**
Nearest Bar/Pub	**Colmo Bar (3 km)**









Nearest Beach	**Comporta Beach (5 km)**
Nearest Ferry Port	**Troia Ferry Port (16 km)**
Nearest Golf	**Tróia Golf (10 km)**
Nearest Restaurant	**Sao Joao (3 km)**
Nearest Supermarket	**Minimarket Comporta (3 km)**
Nearest Town/City	**Comporta (3 km)**
Nearest Village	**Possanco (550 m)**

What we love

- The property is spacious, with an open-plan living area with glass doors that drench the space in a natural, uplifting light
- The outdoor area is a sociable space with a swimming pool, garden, and barbeque area
- The master suite is a delight and boasts contemporary furnishings, banks of glass, and its own private balcony
- The sandy beach of Comporta is just a 10-minutes drive away and a great spot for surfing and kitesurfing

What you should know...

- The bedrooms are light and airy, but only three of them have air-conditioning
- The pool can be heated at an extra cost
- The villa is spread over three floors, with a family bedroom located on the lower ground floor
- Please note that short stay pricing is available on request - please enquire for more details.
- This accommodation does not accept groups of young people (Up to 30 years).

Terms & Conditions

- **Security deposit:** €600 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4 pm - 10 pm

- **Departure time:** 10 am

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

- **Linen & towels included?:** Yes, included in the rental price (bath towels set).

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

- **Other Ts and Cs:** Please note that short stay pricing is available on request - please enquire for more details.

- **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.

- **Other 2:** This accommodation does not accept groups of young people (Up to 30 years).

- **Minimum stay:** 4 nights during low season. Please note that short stay pricing is available on request - please enquire for more details.

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

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €40 per day (to be paid to OT prior to travel). Please note that pool heating is only available from mid-April onwards due to weather conditions, which can affect heating efficiency. As with all heated pools, water temperature is dependent on weather and outside temperatures.

- **Tax:** Not applicable.

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

- **Pool towels included?:** Not included in the rental price, extra €5 per towel per stay, to be paid with the balance (optional).