

# Casa Setembro

Region: Comporta   Sleeps: 8

## Overview

Casa Setembro is a stylish, design-led villa in the heart of Carvalhal, offering guests a rare combination of quiet seclusion and unbeatable walkability. Just 200 metres from the village's best restaurants, cafés, and local shops, and a short bike ride from Praia do Carvalhal and Praia do Pego, it's a perfectly placed base for making the most of Comporta's relaxed rhythm.

Newly built and thoughtfully furnished, the villa blends calm, contemporary interiors with natural tones and high-end finishes. Inside, four bedrooms comfortably sleep up to eight guests - two with flexible king-size beds that can be set as twins, one queen room, and a twin room ideal for children or friends travelling together.

The open plan living and kitchen area flows directly onto the private garden and terrace, making it easy to enjoy long afternoons by the heated pool (available on request), or al fresco dinners prepared on the barbecue. With soft lighting, elegant furniture, and a layout designed for sociable living, Casa Setembro is both refined and deeply relaxing.



## Facilities

Golf Nearby • Surfing • Villa • Boat Trips • Sailing • Cycling •  
Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths •  
Walk to Village • Air-Con • Private Pool • Wine Tasting • Special Offer •  
Cots (Cribs) • Has Discount • Heated Pool • All Bedrooms En-Suite •  
Beach Nearby • Parking Space • Walk to Restaurant • Wi-Fi/Internet • BBQ  
• Washing Machine • Coffee Machine • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages •  
Dishwasher • Microwave • New Villas 2025 • High Chair(s) • Fenced  
Grounds

# Interior & Grounds

## The Villa

- Open-plan living and dining area with large windows opening onto the terrace
- Fully equipped kitchen with modern appliances and sleek finishes
- Two bedrooms with king-size beds (can be configured as twins on request) and en-suite bathrooms
- Bedroom with a queen-size bed and en-suite bathroom
- Bedroom with two single beds and en-suite bathroom – ideal for children or teens
- Guest WC



## Outside Grounds

- Private swimming pool (heating available on request)
- Outdoor dining terrace with barbecue
- Sun loungers and shaded seating area
- Parking

## Additional Facilities

- Wi-Fi
- Air conditioning



# Location & Local Information

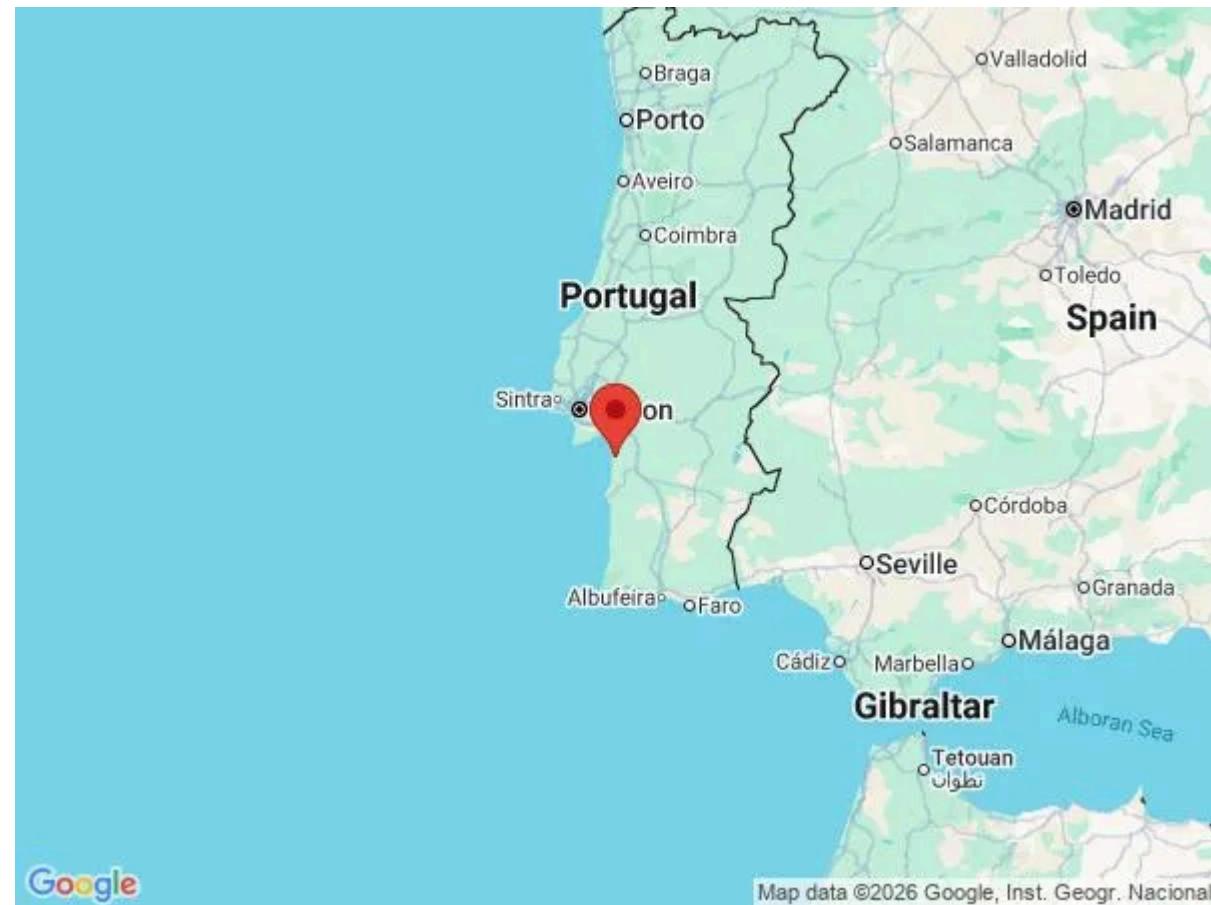
Casa Setembro enjoys one of Carvalhal's most walkable addresses, tucked on a peaceful street just 200 metres from the village's main cafés, restaurants, and grocery stores. From here, guests can easily explore the laid-back rhythm of Comporta without relying on a car - whether grabbing morning pastries, browsing boutiques, or cycling to the beach.

Praia do Carvalhal and Praia do Pego, two of the region's most celebrated stretches of sand, are both within easy biking or walking distance. Also close by are rice fields, pine forests, and scenic dunes that define the area's understated natural beauty. For dining out, stylish beach clubs like Sublime and JNcQUOI Beach are just minutes away, as well as relaxed local favourites serving up fresh, seasonal cuisine.

The villa is approximately 90 minutes from Lisbon Airport, making Casa Setembro a convenient escape that still feels worlds away.

## Local Amenities

Nearest Airport	Lisbon Airport (119km)
Nearest Beach	Praia do Carvalhal (3km)
Nearest Golf	Dunas Golf Course (8km)
Nearest Restaurant	(240m)
Nearest Town/City	Lisbon (126km)



## What we love

- Prime location in Carvalhal village - just 200 metres from cafés, restaurants, and shops.
- Stylish, light-filled interiors with a calming, natural palette and high-end finishes.
- Generous indoor-outdoor flow with a private garden, pool, and shaded dining terrace.

## What you should know...

- Pool heating is available on request and may incur an additional charge.
- The open-plan layout leads directly onto the pool and terrace - supervision is recommended for younger children.
- While very walkable, having a car may still be useful for day trips beyond Carvalhal.

# Terms & Conditions

- **Security deposit:** €2000 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
- **Departure time:** 11 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:** Cot is an extra €8 per day, to be paid with the balance. <br> Highchair is €6 per day, to be paid with the balance.<br>
- **Changeover day:** Flexible.
- **End of stay cleaning available?**: Extra €250, paid to OT with the balance. 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 during July & August. 4 nights during all other periods.
- **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 €70 per day (to be paid to OT prior to travel). This extra is only available on request, and with prior arrangement before arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Tourist tax not applicable.
- **Internet access?**: Wi-Fi internet access included.
- **Stag & Hen Do Allowed?** : Weddings, stag/hen parties and any special events are not allowed.