Villa Alexa

Region: Portugal **Sleeps:** 12

Overview

Nestled within 3 acres of the enchanting Ponte de Lima landscape, this exceptional villa extends a warm invitation to its own expansive Minho Country estate. Set in the region's heart, tranquillity, space, and refinement define the ambience of this carefully restored 19th Century Farmhouse, artfully designed to offer a truly elegant and comfortable Portuguese retreat.

Every detail has been meticulously attended to, ensuring guests' inviting and cosy stay. The renovation effortlessly melds the allure of Minho Region's heritage and customs with contemporary furnishings and modern comforts. The original architectural elements, such as lofty vaulted ceilings, wooden floors, and stone balconies, have been meticulously preserved and rejuvenated.

Lower Floor: A double bedroom, accompanied by an adjacent shower room, is located on this level. An expansive games room, hosting table tennis, foosball, and a TV area with a fireplace and air-conditioning, amuses guests of all ages. Additionally, a gym and a laundry room are available.

Ground Floor: The ground floor encompasses a splendidly fitted kitchen with doors leading to the dining room. The dining area can comfortably accommodate up to 20 individuals and opens onto a charming balcony that views unobstructed valley views. The spacious living room, complete with sofas, an open fireplace, satellite TV, a DVD player, a music centre, and even a piano, grants access to the outdoor patio – an inviting setting for open-air dining. This level also houses five bedrooms, each with its ensuite bathroom and air conditioning. Three of these bedrooms, including the master suite, provide direct access to the lawn and pool area.









First Floor: A library graces the upper floor, offering a serene retreat for literary pursuits.

Exterior: The pool area is enveloped by abundant sunbathing terraces, lawns, and flowerbeds, with the pool itself measuring 12 by 6 meters and boasting depths ranging from 1.2 to 1.8 meters. For al fresco dining, an excellent covered patio and a portable barbecue are at your disposal.

Facilities

Villa • Great Value • Tennis Court • Air-Con • Wine Tasting • Private Pool • <1hr to Airport • Working Fireplace/Woodburner • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • TV • Table Tennis • Games Room • Indoor Games • Gym/Fitness Room • Dishwasher • Microwave • Outdoor Games • Table Football • Badminton • Ideal for Babies & Toddlers • Football net • Mini-football goals • High Chair(s)

Interior & Grounds

Lower ground Floor
- Games room with tennis table, footbal table, TV area and fireplace
- Well equipped fitness area
- Laundry room with washing machine
- Shower room
- Bedroom with double bed

Ground Floor
- Ample living room with comfortable seating, TV, fireplace and access to a terrace
- Open plan dining area for 4 people and access to a terrace
- Well equipped kitchen with dining area for 6 people
- Master bedroom with two single beds (can be arrange as double), access to the garden and en-suite bathroom
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- Bedroom with two single beds (can be arrange as double) and en-suite bathroom
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First Floor
- Library with seating area

Exterior Grounds
- Private swimming pool (12 x 6 m; depth 1.2 - 1.8 m)
- Large terrace and garden area
- Various sun loungers
- Garden furniture
- Covered terrace
- Outdoor dining
- Private parking
- Tennis court
- Charcoal barbecue

Additional Facilities
- Wi-Fi connection
- Washing machine
- Air conditioning
- Cot and high chair
- Hair dryer
- Tennis equipment

Tourist License: 95192/AL









Location & Local Information

Nestled in three acres of private land among the fabulous rural landscape of Minho and between so many interesting towns and natural spaces, Villa Alexa is in the ideal spot to explore the fascinating history and sublime landscape of the region. The delightful market town of Barcelos is just a forty minute drive away, while the stunning historical centre of Viana do Castelo is just 30km away, where there are even sandy beaches! The country's only National Park, the mountainous nature reserve of Peneda Geres National Park is half an hour away and hosts prehistoric remains, walking trails and rugged hills as well as deer, wolves and golden eagles!

Ponte de Lima, one of Portugal's oldest and most historic towns with a delightful range of shops, bars and restaurants among the ornate squares and cobbled alleyways, and a huge market on the river bank every other Monday, is a 5-10 minute drive away. While the town of Braga, the capital of the district, is about half an hour away and hosts many relics of the region's diverse history. With so much on your doorstep, you can visit a new historical and beautiful town every day!

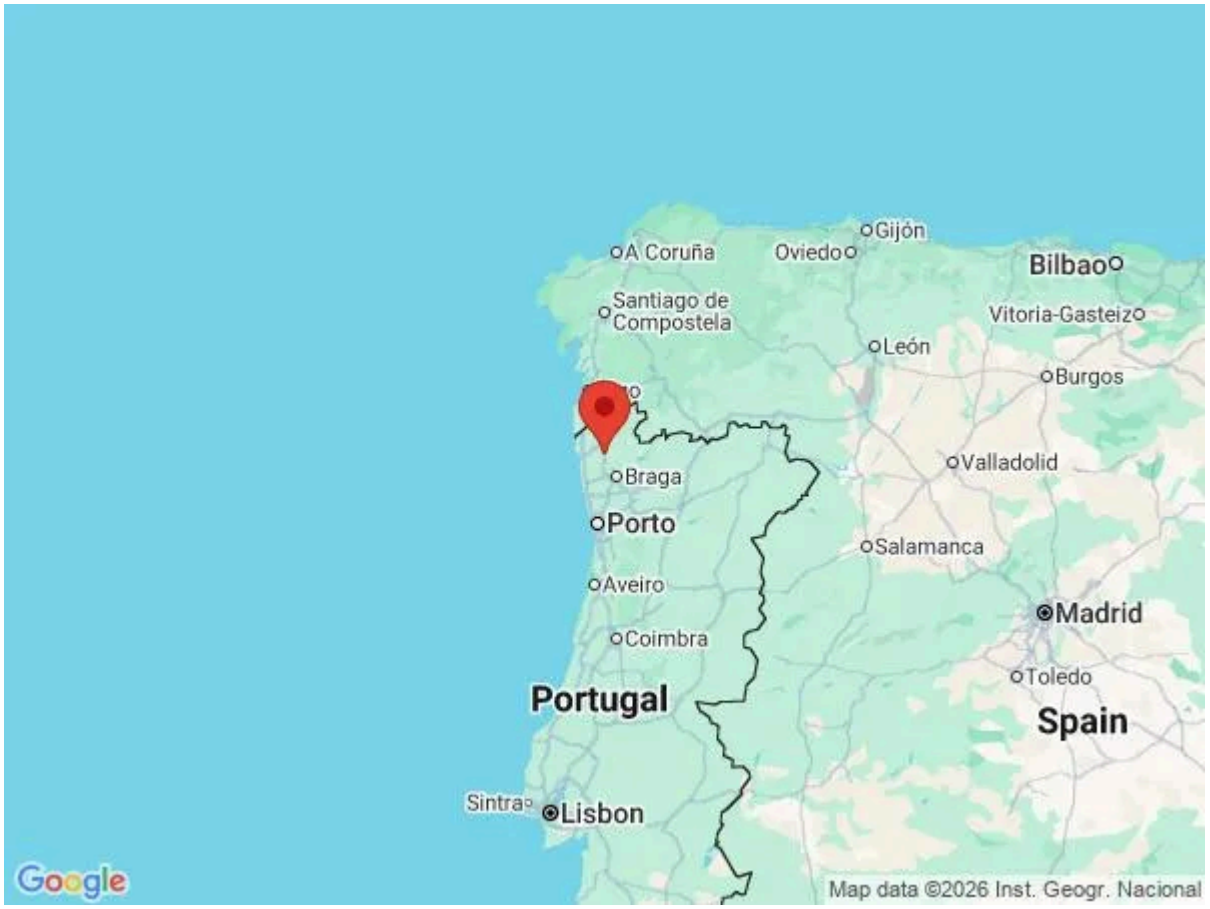
Minho is a fantastic, largely rural region on the northernmost Atlantic tip of Portugal, bordering the Spanish region of Galiza, with which it shares many attributes. Minho is perhaps most famous as the home of the Vinho Verde, a crisp, dry white wine (although as the name suggests, it is in fact green!) best enjoyed with a local fish dish.

Portugal itself is a small, fascinating country at the most Western point of mainland Europe. The capital, Lisbon, is known for its lively nightlife, with endless bars and clubs full of fun-loving locals and tourists alike, but also has plenty of fascinating history (check out Belém, jam-packed with monuments!) and undulating terrain, famously termed the 'city of the seven hills'. From Lisbon, it is very quick to travel by the domestic high-speed train line to the city of Braga, which will connect you fairly quickly to Villa Alexa.

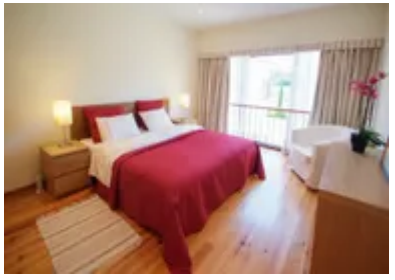
With a vast coastline with the powerful Atlantic Ocean, Portugal is a true paradise for the keen surfer, or indeed even those looking to try if for the first time. And for those less keen on surfing, the beaches of Portugal are still well worth a visit for their beautifully clear waters and fine sands.

Local Amenities

Nearest Airport	**Porto Aiport (79 km)**
Nearest Village	**Ponte de Lima (6 km)**
Nearest Town/City	**Braga (35 km)**
Nearest Restaurant	**A Caralheira (2 km)**









Nearest Bar/Pub	**One Lounge Bar (5 km)**
Nearest Supermarket	**Intermache (5 km)**
Nearest Beach	**Praia do Cabedelo (38 km)**

What we love

- You could hardly ask for more on this estate, with a games room, fitness room, tennis and badminton courts and utterly sublime bedrooms, all with private bathrooms!
- Gather the whole group around the pool for some quality time in the sun while you take in the sublime, panoramic views
- With three acres of land, everyone can find their perfect space to unwind, explore and perhaps even compete – with tennis and badminton courts ensuring fun for everyone!
- The dining area is a delightfully formal setting for getting the whole group together and sharing some quality moments, while the outdoor dining on the veranda is simply spectacular in the good weather!

What you should know...

- The remote location is ideal for many, but some may prefer to be closer to amenities, with the town of Ponte de Lima just out of walking distance
- There's no fencing around the pool so be sure to keep an eye on the little ones
- While there's no air conditioning available, a dip in the pool makes for an excellent way to cool off!

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 on this property.

- **Pool heating charge?:** Not available on this property.

- **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.