Villa Ava

Region: Portugal **Sleeps:** 8

Overview

Nestled in the heart of Portugal's enchanting Ponte de Lima, this meticulously renovated original farm building has been transformed into a captivating villa, accommodating up to 9 guests across four cosy bedrooms. With its elegant living room boasting slate flooring and a functional open-plan kitchen, this villa offers both style and comfort.

The open-plan living and dining area extends gracefully towards an alluring terrace, creating an idyllic space for embracing the open air while relishing meals. Conveniently positioned on this level is a contemporary shower room accompanied by essential restroom facilities. The fully equipped kitchen gracefully unfolds onto an exterior barbecue terrace, thoughtfully adorned with tables and chairs, inviting you to partake in dining experiences infused with the spirit of the outdoors.

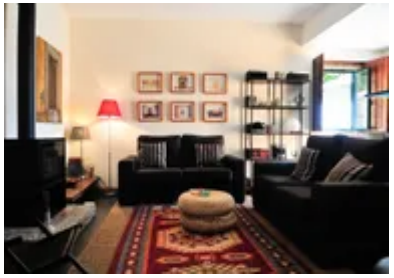
Venture to the upper floor, where serenity and versatility define your accommodations. Here, a master double bedroom beckons, offering a serene haven for restful nights. A generously proportioned triple room boasting three single beds provides flexible sleeping arrangements to cater to diverse guest preferences. Another bedroom, adorned with twin beds, guarantees ample space to accommodate your companions. Completing the upper floor, a full bathroom and an expansive living area blend comfort with convenience, ensuring every aspect of your stay is met with grace. Elevate your perspective as you step onto the balcony, where the sweeping vistas of the Lima Valley captivate your senses.

Outdoors, the verdant tapestry of a meticulously tended mature garden envelops the property, creating an oasis of tranquillity. Numerous sunbathing terraces and a lush expanse of lawns invite moments of repose and









rejuvenation, promising relaxation in abundance. An enticing barbecue area, skillfully designed, awaits your culinary endeavours under the open sky, igniting a culinary adventure. The private swimming pool, measuring 8m X 4m and boasting depths ranging from 1.00m to 1.6m, offers a refreshing respite in the midst of natural beauty. Convenience reigns with on-site car parking, ensuring seamless arrivals and departures during your stay.

Experience the allure of this enchanting villa and explore the wonders of Ponte de Lima and the Minho region from this conveniently situated haven. Your dream Portuguese getaway awaits.

Facilities

Wine Tasting • Private Pool • Villa • Great Value • Cycling • Ideal for Kids • Horse Riding • Walking/Hiking Paths • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Heated Pool • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • TV • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Ground Floor
- Ample living room with comfortable
- Well equipped kitchen with dining area and access to a terrace
- Shower room

First Floor
- Ample living room with comfortable seating
- Family bathroom
- Master bedroom with double bed
- Bedroom with three single beds
- Bedroom with two single beds
- Bedroom with two single beds

Exterior Grounds
- Private heated infinity swimming pool (8 x 4 m; depth 1 - 1.60 m)
- Large terrace and garden area
- Various sun loungers
- Outdoor dining
- Garden furniture
- Covered terrace
- Parking space
- Charcoal barbecue

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

Tourist License: 63825/AL









Location & Local Information

Nestled in the fabulous rural landscape of Minho, yet so near to so many thriving towns, Villa Ava is in the ideal spot to explore both the fascinating history and sublime view of the region, situated in Ponte de Lima, one of Portugal's oldest and most historic towns, with a delightful range of shops, bars and restaurants among the colored squares and cobbled alleyways, and a significant market on the river bank every other Monday.

The country's only National Park, the high nature reserve of Peneda Geres National Park is only 25-30 minutes away, and hosts prehistoric remains, walking trails and rugged hills as well as deer, wolves and golden eagles!

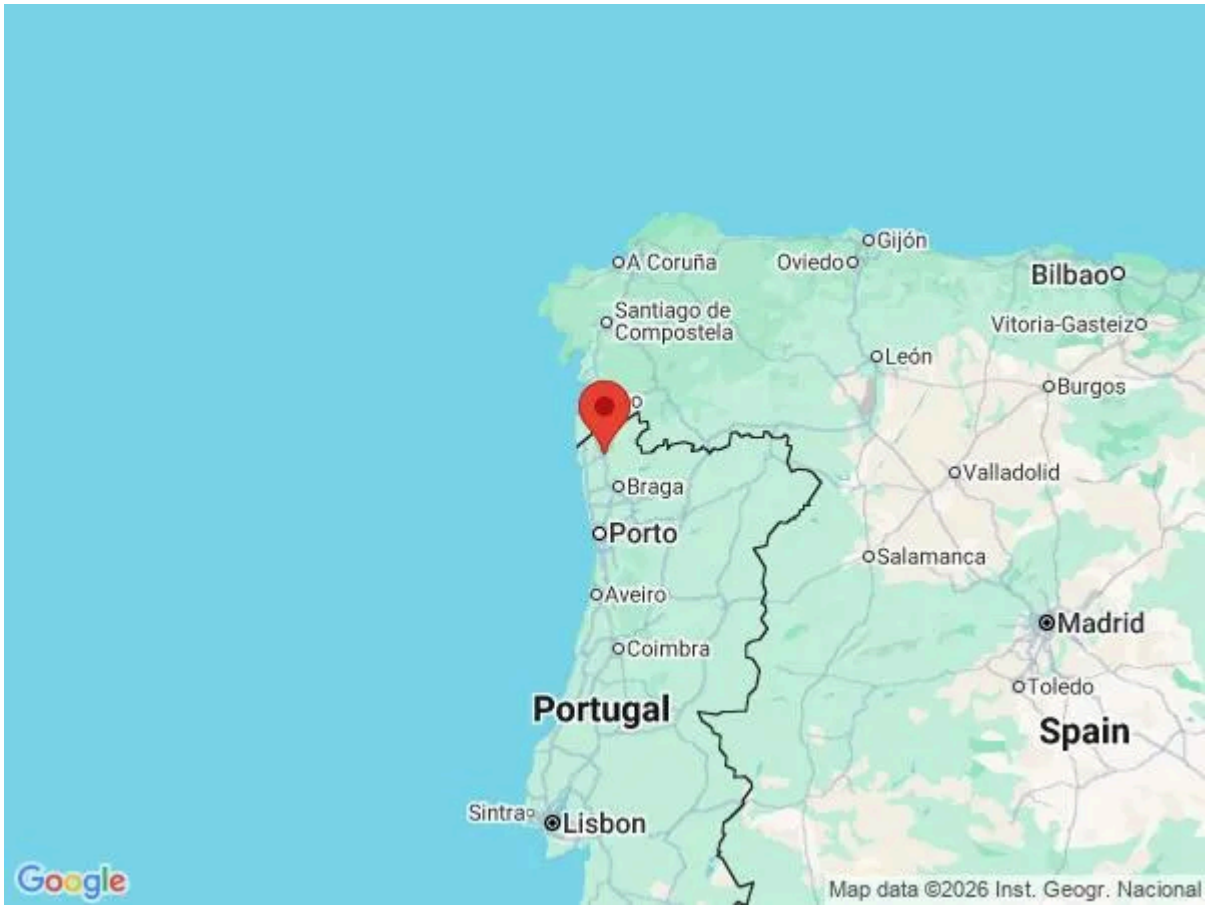
The delightful market town of Barcelos is just a 40-minute drive away, while the beautiful historic centre of Viana do Castelo is just 30 minutes away, where there are even sandy beaches! While the town of Braga, the capital of the district, is also only around half an hour away and hosts many relics of the region's diverse history.

With so much on your doorstep, you can visit a new historic and beautiful town every day! Minho is a fantastic, mostly 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 rapid to travel by the domestic high-









speed train line to the city of Braga, which will connect you reasonably quickly to Villa Ava.

With a vast coastline with the mighty Atlantic Ocean, Portugal is a real paradise for the keen surfer, or indeed even those looking to try it 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 beautiful sands.

Local Amenities

Nearest Airport	**Porto Airport (90 km)**
Nearest Airport 2	**Vigo Airport (Spain) (66 km)**
Nearest Village	**Ponte de Lima (8 km)**
Nearest Town/City	**Porto (88 km)**
Nearest Restaurant	**Restaurante A Pombinha (2 km)**
Nearest Bar/Pub	**Avarias Bar (4 km)**
Nearest Supermarket	**Lidl (9 km)**
Nearest Beach	**Praia Norte (34 km)**
Nearest Golf	**Estela Golf Club (61 km)**

What we love

- These breath-taking views are utterly mesmerising, with endless vineyards and rolling hills, you'll discover something new with every glimpse!
- Two separate living rooms, each with sofas and a fireplace, ensure a moment of peace is never too hard to find
- You can hardly find a more picturesque and relaxing spot that lying by the infinity pool, observing the glorious reflection of the Minho countryside shimmering in the distance

What you should know...

- There's no fencing for the pool so be sure to keep an eye on the little ones
- The remote location is ideal for many, but some may prefer to be closer to amenities, with a short drive required to reach the nearest restaurants and towns

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 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?:** For those who require pool heating, there will be an additional charge of €200 per week (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.