Moradia Sabrosa

Region: Portugal **Sleeps:** 8

Overview

With breathtaking views of sprawling vineyards, olive groves and surrounding picturesque villages, Moradia Sabrosa is a luxurious villa situated in the heart of the world-famous Douro Valley wine region.

This quirky looking villa is a typical example of a local schist stone-built home and has been extensively renovated from an old ruin. Many pieces of the antique furniture are Portuguese in origin, creating a real sense of heritage that sits beautifully alongside the characterful décor throughout. Large feature windows have been included to make the most of the stunning views and they flood the villa with natural light.

Set over split level, the living/dining area is extensive and features a range of comfortable seating options, including large leather sofas and colourful plush armchairs. There's a small table and chairs for having a cup of tea and a chat, with the larger dining table and chairs for up to eight people being in a more formal stone-walled area with wood-burning stove. Patio doors lead onto the outside space and a further living area across the terrace from the swimming pool. The fully fitted kitchen features charming beams and some original features for an authentic, rustic feel. There's also a small table and chairs for a quick breakfast before heading out for the day.

To the first floor are two double bedrooms with either an ensuite bathroom or ensuite shower room. Both also have a door opening onto a balcony that runs the full length of the villa. A twin bedroom has an ensuite shower room and extra accommodation is provided with a studio room with sofa bed that sleeps two adults or two children.

At the heart of the villa is a terrace that wraps around an irregular-shaped swimming pool, with plenty of sun loungers for soaking up the unspoilt country views. A modern table and chairs are ideal for al fresco dining or for socialising with a pre-dinner drink.

Local staff live in a nearby village and are available to pamper you during your stay. They include a maid who will clean the house twice a week and at an extra cost, a cook to prepare lunches and/or dinners.









Facilities

Air-Con • Recommended • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Villa • Great Value • Ideal for Kids • Walking/Hiking Paths • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV •

Pool/Snooker • Dishwasher • Microwave • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Ground Floor
- Ample living room with comfortable seating and access to the terrace
- Open plan dining area for 6 people and fireplace
- Fully equipped fitted kitchen
- Guest toilet

First Floor
- Studio room with sofa bed for 2 people (see Ts&Cs)
- Bedroom with double bed, access to a balcony and en-suite bathroom
- Bedroom with double bed, access to a balcony and en-suite bathroom
- Bedroom with two single beds and en-suite shower room

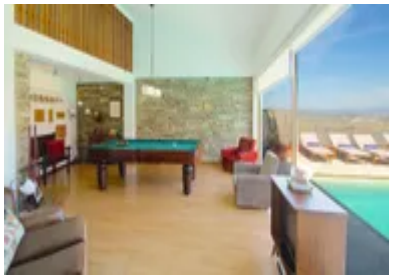
Roof Terrace
- Outdoor dining and furniture

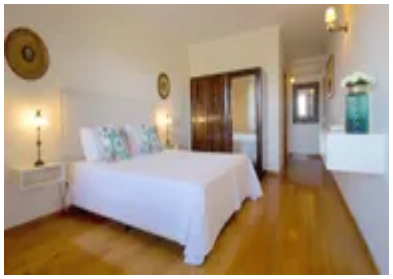
Annexe
- Games room with comfortable seating, billard and access to the terrace

Exterior Grounds
- Private swimming pool (6.30 m; depth 1.10 - 1.40 m)
- Large terraced area
- Covered terrace
- Outdoor dining
- Various sun loungers
- Garden furniture
- Outdoor shower
- Barbecue

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

Tourist License: 5873/RNET









Location & Local Information

Situated within one of the world's oldest wine regions in a charming village setting, Moradia Sabrosa is the perfect base from which to explore the various wine-producing villages that populate the Douro Valley area. There are several private farms that offer food and wine tastings and these can be arranged during your stay.

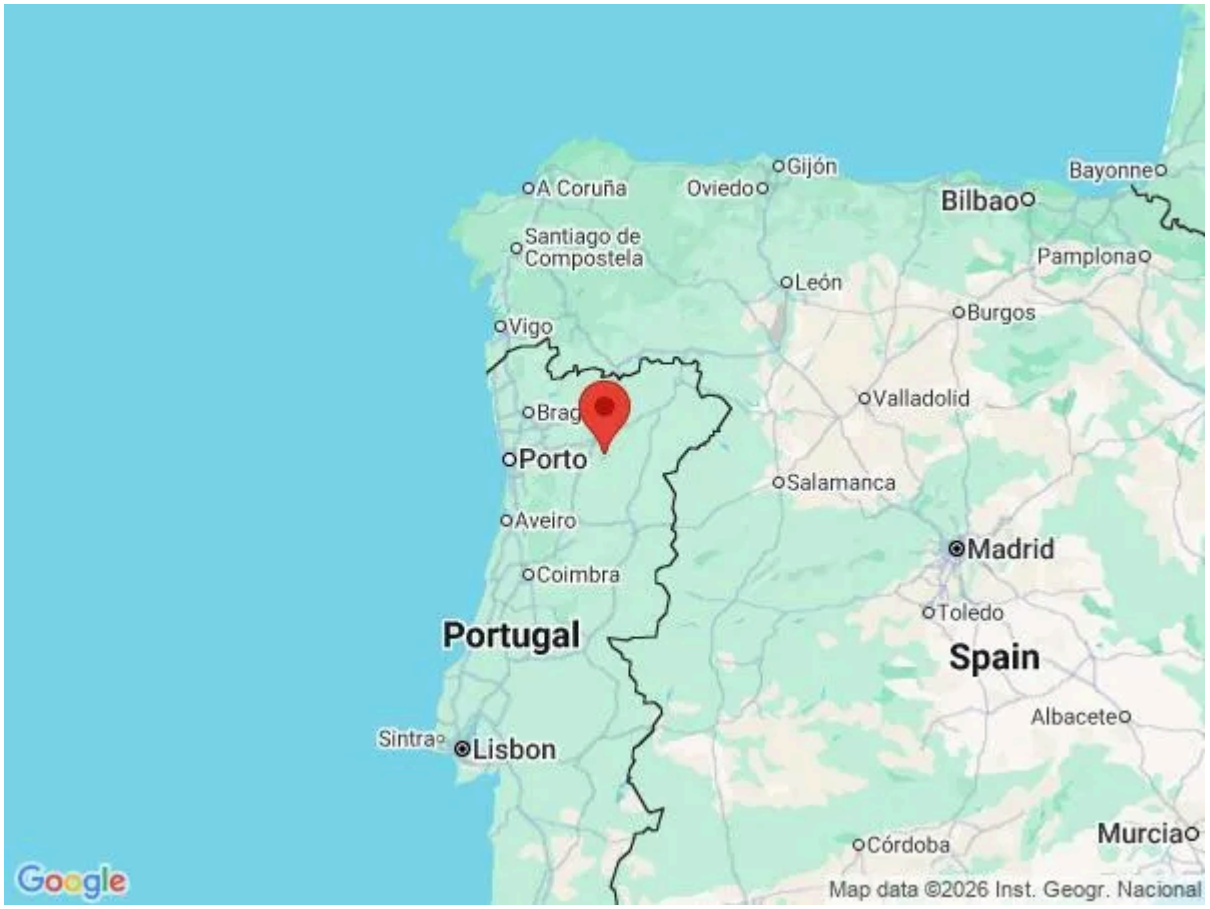
Provesende can be easily reached after a short drive on roads cut into the steep hills of the valley. Within the county of Sabrosa, this small, ancient village enjoys an elevated position and quiet, winding streets. Many of the historical buildings remain untouched and highlights include the 18th century Baroque church and fountain. Pretty little village houses sit alongside crumbling 17th century aristocratic manors for an atmospheric feel as you stroll round the main square and surrounding streets. Watch the world go by as you sit outside the friendly cafe with a coffee or enjoy a leisurely lunch at the restaurant serving a range of local dishes.

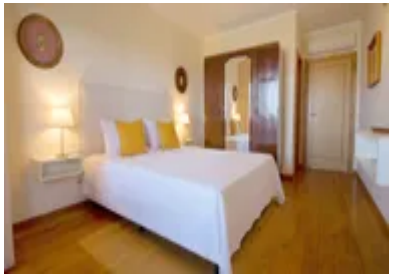
Around 40 km south of the villa is the town of Lamego. Full of history, architecture and culture, there are fascinating sights around every corner. The most striking is the Santuario Nossa Senhora dos Remedios, an 18th century pilgrimage shrine set upon a hill and reached via a monumental stairway. The building features several terraces of beautiful Baroque structures and designs, and the views down over the town's wide avenue and surrounding countryside are simply amazing.

Within the historical centre of Lamego are several other must-see attractions, including Lamego Museum with its huge collection of ancient artefacts and gold chapel and a 12th century cathedral. There's no shortage of cafes and restaurants in which to take a break after a long day of sightseeing, with many dotted along the attractive avenue in the heart of the town.

Local Amenities

Nearest Airport	**Porto (122 km)**
Nearest Village	**Pinhao (8 km)**
Nearest Town/City	**Vila Real (33 km)**
Nearest Restaurant	**Valedouro (8 km)**
Nearest Bar/Pub	**Quinta da Foz (winery) (7 km)**
Nearest Supermarket	**Amanhecer (7 km)**









Nearest Beach	**Madalena Beach (140 km)**
Nearest Golf	**Miramar Golf Club (138 km)**
Nearest Tennis	**Sabrosa Tennis Court (14 km)**

What we love

- Traditional schist stone villa that boasts a range of luxury conveniences and facilities
- Stunning village setting with fantastic views over the Douro Valley, its vineyards and olive groves
- Large, characterful rooms with feature windows for views and plenty of light
- Extensive outside area with private swimming pool and wraparound terrace

What you should know...

- The villa is split level to the interior with many steps between the different areas of the outside space, making it unsuitable for wheelchair users and those with mobility issues
- Some parts of the terrace around the swimming pool are narrow, so take extra care with young children
- Dinners prepared by a local cook include Douro wine and port and are available upon request

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.
 - A single bed can be added if necessary

- **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.