Villa Mauro

Region: Portugal **Sleeps:** 9

Overview

Surrounded by glorious countryside and offering sea views as far as the eye can see, is contemporary Villa Mauro. This holiday home is located within a quiet, rural village in the Sesimbra region, with several beautiful beaches a short drive away.

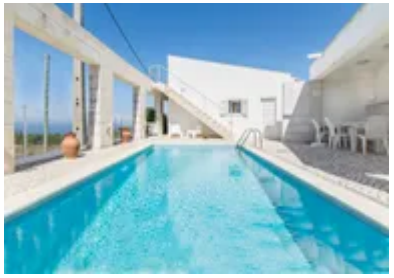
The neutral décor employed throughout Villa Mauro makes it a serene and relaxing place to call home during your stay in this lovely area of Portugal. As well as showcasing plenty of modern design by way of its features and furnishings, the villa's more rustic touches create a timeless and welcoming atmosphere.

Villa Mauro's light and spacious accommodation are set over two floors. On the ground floor is an air-conditioned, open-plan living-dining room that offers direct access to the outside space. The living room features two areas, with one being ideal for sitting by the fireplace with a drink on cooler evenings.

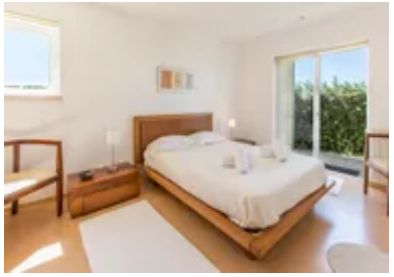
The main area features two comfortable sofas and a flat screen television for enjoying family movie nights. There are two dining tables, meaning up to 10 people can be seated all together. The fully-fitted kitchen has every convenience you could need, such as coffee machine, dishwasher, microwave and oven. It also features sliding doors that lead straight out onto a terrace with outdoor seating and a dining table.

The four bedrooms are all designed with your peace and comfort in mind. Bonuses include air conditioning and either blinds or shutters at the windows. Three of the bedrooms have a double bed each, with the fourth bedroom featuring two single beds that can be converted into a double. Two lovely bathrooms complete the accommodation on this floor.









To the first floor is an office/livingarea with desk, sofa bed and television. It's a laidback place to either catch up on some work or enjoy some quiet time alone. And with direct access to a spacious balcony terrace, you could just come up here to soak up the sea views.

There is also a terrace for relaxing and dining directly outside the villa that is home to a private pool and several sun loungers. As well as this, there is a bathroom with toilet and shower, a covered dining area, an outdoor kitchen and barbecue. A lawned area is a perfect place for the children to kick a ball around and for everyone to soak up the idyllic atmosphere.

Facilities

Ideal for Kids • Walk to Village • Tennis Nearby • Villa • Ideal for Teens • Beach Nearby • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV

Interior & Grounds

The Villa
Villa Mauro is a typical Portuguese villa located in a quiet village in Sesimbra region, far from the hustle and bustle of the city. There are 4 bedrooms and 3 bathrooms, and it can accommodate up to 9 people.

Ground Floor
- Three double bedrooms
- Twin bedroom
- Two bathrooms
- Dining & living area
- Fully equipped kitchen
- Access to the patio & pool area

First Floor
- Office with sofa bed
- Balcony

Exterior
- Swimming pool (5x3m)
- Sun loungers & parasols
- Outdoor lounge & dining area
- Large patio & garden area
- Covered terrace
- BBQ area
- Outdoor bathroom
- Private parking

Additional Facilities
- Wi-Fi connection
- TV
- Washing machine
- Dishwasher
- Coffee Machine
- BBQ
- Private Pool
- Parking space

Touristic Registration Number: 80529/AL









Location & Local Information

Villa Mauro enjoys a peaceful setting within a rural village, surrounded by rolling countryside. Despite this relative seclusion, there are several restaurants and cafés less than a 10-minute walk or five-minute drive away. This means it couldn't be easier to head out for lunches or evening meals.

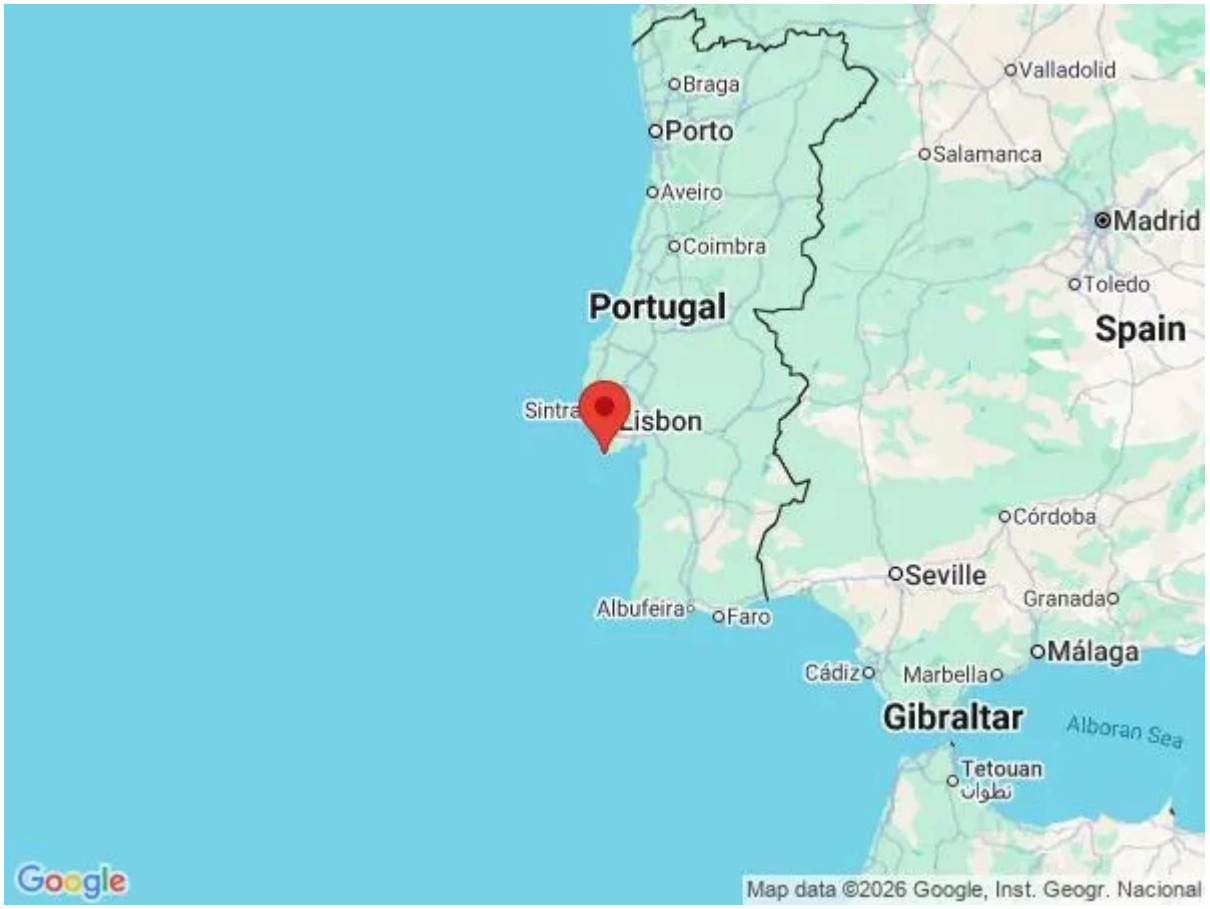
Also quick and easy to reach are the beaches along the nearby coast, with a 10-minute drive bringing you to beautiful spots such as Praia da Baleeira. This somewhat secluded beach is also wonderfully wild and offers stunning scenery and views. It features rocky outcrops and is more suited to walking than sunbathing. If you do decide to explore the sea here, you'll find it ideal for snorkelling as the water is so clear.

The town of Sesimbra is around a 20-minute drive from the villa and is where you'll find lovely sandy beaches and plenty of history to explore. California Beach is one of the most popular places to lay a towel down on or take a stroll. The sea is relatively calm here, making it ideal for swimming.

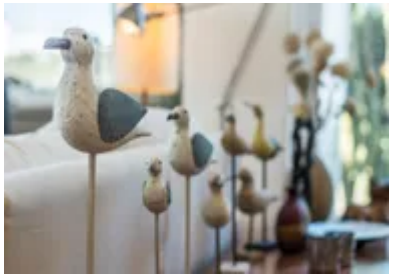
It can get a little busy at peak times but head down to the far end of the beach to enjoy the quieter, shaded areas by the rocks. There are many seafront seafood restaurants to choose from when lunch time comes round. The historic highlight is the 13th-century castle that sits high above the town.

Forty-five minutes away by car is Setúbal, a lively port city with a long and rich history. The waterfront is a great place to relax while watching boats coming and going, and the city centre is awash with a traditional atmosphere. Climb up high above the city to the Fort of São Filipe and be rewarded by spectacular panoramic views of the surrounding area.

Local Amenities









Nearest Airport	**Lisbon Airport (51km)**
Nearest Beach	**Pebble Beach (2km)**
Nearest Ferry Port	**Setubal Ferry Port (37km)**
Nearest Restaurant	**Restaurants & Shops (550m)**
Nearest Tennis	**Tennis Court (19km)**
Nearest Town/City	**Sesimbra (12km)**
Nearest Village	**Casais da Azoia (400m)**

What we love

- The villa's unspoilt, rural setting, with beautiful countryside all around
- Modern features and furnishings throughout the villa's bright and airy rooms
- The especially stunning views from the first-floor office/lounge space
- Just a five-minute drive away is the coast, with plenty of beaches to enjoy

What you should know...

- Although other properties are nearby, you aren't overlooked
- The villa sits by a country road, but it's hushed
- There's private parking for up to six cars
- Please note that groups of young people (up to 30 years are not permitted).

Terms & Conditions

- **Security deposit:** £600 to be held on clients' credit card as guarantee, to be paid at time of booking

- **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.

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

- **Other Ts and Cs:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay. - Air-conditioning hot mandatory from mid-Oct to mid-Apr as a extra cost of 30€ per night. - Air-conditioning cold is included in the rental price. Please note that short stay pricing is available on request only - 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.

- **Minimum stay:** 7 nights during high season - please note that short stays outside of this period may be possible on request, please enquire for pricing & more details.

- **Heating costs included?:** Not included in the rental price: €30 per day to be paid with the balance (mandatory between Oct - Apr)

- **Pool heating charge?:** Not included in the rental price, optional: €20 per day

- **Tax:** No tourist tax is required.

- **Internet access?:** Wi-Fi internet access included in the rental price.

- **Pool towels included?:** No, can be hired on site for an extra cost of 5€ per stay.