Villa Viana

Region: Calheta **Sleeps:** 8

Overview

Situated in a family-friendly neighbourhood in the picturesque village of Prazeres on the southwest coast of Madeira, this delightful modern villa with stunning sea views is a fantastic choice for a family or group of friends looking to get away from it all. Surrounded by an abundance of nature, with beautiful hiking trails on your doorstep as well as pretty beaches within a few minutes' drive, you'll love to experience the great outdoors that surrounds you. The local village will provide lovely traditional restaurants as well as shops in which to get all your essentials, but if you want a little more excitement then the charming town of Calheta is just 8km down the road.

The contemporary feel to the villa through its modern architecture and stylish interior design will ensure guests feel truly relaxed during their stay. The open-plan living area on the ground floor is a wonderful space in which to entertain. Encompassing a comfortable lounge area, sleek dining table and ultra-modern kitchen with breakfast bar, this fabulous room benefits from a wall of glass doors that open onto the alluring terrace, streaming the Madeiran sunshine through and welcoming in those breath-taking views over the Atlantic.

There are four stylish double bedrooms at the villa, all offering the same attention to detail through classic contemporary design features. Some of the rooms benefit from glass doors out onto a sun-drenched terrace, perfect for maximising the warm Madeiran sun, or just letting the gentle sea breeze cool you at the end of a long day.

The exterior space at Villa Viana affords the luxury of a large terrace off the living area, appreciating uninterrupted views of the glistening Atlantic. Set around an enticing outdoor pool, guests will love to recline on stylish loungers









before diving in to cool off. When it gets too hot, grab some shade on the outdoor seating to enjoy a sundown cocktail or two before dining al fresco, having cooked up a treat on the barbeque - a perfect end to another perfect day on the beautiful Island of Madeira.

Facilities

Wellness • Walk to Village • Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Historical Sites • Ideal for Xmas/NY • Private Pool • Wine Tasting • Recommended • Villa • Air-Con • Special Offer • Ideal for Teens • Has Discount • Has Offer • Maid Service Available • Cots (Cribs) • Heated Pool • Beach Nearby • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Seaview • On-Street Parking • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Indoor Games • DVD • Dishwasher • Microwave • Satellite TV • Ideal for Babies & Toddlers • Fenced Grounds

Interior & Grounds

The Villa

Villa Viana is a modern 4-bedroom villa. With a modern interior and overflow pool, this is a great place to rest & recuperate in-between exploring the island.

First Floor
- King bedroom, with en-suite bathroom & terrace access
- Two Double bedrooms, with en-suite bathrooms & terrace access

Ground Floor
- Double bedroom
- Communal bathroom
- Dining & living area
- Fully equipped kitchen
- Utility room

Exterior
- Private swimming pool, with Roman steps access
- Barbecue
- Outdoor dining & furniture
- Parasols
- Poolside shower
- Private Parking
- Sun loungers









Location & Local Information

The villa is situated in a family-friendly neighbourhood in the picturesque village of Prazeres in the relatively rural southwest region of Madeira. Where majestic mountains and lush banana plantations meet the crystal-clear azure waters of the Atlantic, there is something for everyone in this quiet corner of Madeira. Prazeres village has a gentle charm, with a little animal farm, herb garden and tea rooms attached to the local church. And for beach bums, Jardim do Mar - quite literally the 'garden of the sea', a scenic coastal area boasting three pebble beaches backed by spectacular scenery, is only minutes away. For adrenaline junkies, you'll love to know the best surf on the Island can be found here.

Just a short drive down the road you can find the lovely coastal town of Calheta. This popular spot is home to one of the first man-made beaches on the Island. With beautiful golden sand and beautifully clear waters, this family-friendly beach offers a range of activities including snorkelling, canoeing and windsurfing. And with frequent whale watching tours also on offer, the whole family are kept entertained. The town itself has a great variety of restaurants offering fantastic seafood, as well as a good number of bars and shops. And for something a little different, the sugar cane museum and working factory is well worth a visit.

The whole Island is relatively easy to explore due to its size. So whether it's wine tasting in the south, or relaxing in the black lava pools of the north, the stunning natural scenery of Madeira ensures there really is something for everyone here.

Local Amenities

Nearest Airport	**Madeira Airport (60km)**
Nearest Bar/Pub	**(Walking Distance)**









Nearest Beach	**Praia da Calheta (8km)**
Nearest Ferry Port	**Funchal Harbour (38.8km)**
Nearest Golf	**Palheiro Golf (44.8km)**
Nearest Restaurant	**(Walking Distance)**
Nearest Tennis	**Campo de Ténis (16.2km)**
Nearest Village	**(Walking Distance)**

What we love

- The open-plan living area is a lovely space in which to entertain, boasting stylish interior design and benefiting from a bank of glass doors letting the Madeiran sunshine pour in.
- Fantastic views out over the Atlantic can be appreciated from every aspect of the villa
- The villa is located in a lovely family-friendly neighbourhood in the charming village of Prazerez, with its quant tea room, village farm and local eateries. It is also located just 8km to the livelier Calheta
- The villa is located within easy reach of three stunning levada hiking trails, ideal for those wanting to immerse themselves in nature and appreciate some spectacular scenery
- You are ideally located for enjoying the best surf on the Island just a short drive from the villa, as well as a pretty pebble beach on your doorstep and the very family friendly sandy beach of Calheta just a ten-minute drive away

What you should know...

- The villa is located in a residential road, with other similar properties nearby
- A car would be beneficial to enjoy the may activities located nearby
- The hammock may occasionally be out of service, so guests should enquire at the time of booking if this feature is available. When in use, please take extra care and use it gently at all times.

Terms & Conditions

- **Security deposit:** €500 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:** 16:00 - 22:00

- **Departure time:** 10:00

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed

- **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

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €45 per night; a minimum of 5 days is required (to be paid with the balance to OT). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist Tax of €2 per person per night for over 13's up to a limit of 14 nights is not included in the rental price and will need to be paid prior arrival to OT.

- **Internet access?:** Wi-Fi internet access included.