

Villa Xoania

Region: Silver Coast Sleeps: 8

Overview

Villa Xoania is a spacious and well-designed property located in the Praia D'El Rey resort along Portugal's Silver Coast. This 8-bed, 4-bedroom property offers guests the chance to sit back and relax within the comfort of a popular resort, just a short walk from the stunning beaches that Portugal has to offer!

The interior design of Villa Xoania is fresh and stylish, and this is reflected in every one of its rooms. The large living room has enough space for the whole family to sit back and watch a film on the large TV or chat about the day's adventures before heading through the doors and onto the terrace. There is also a fully-equipped kitchen with a breakfast nook, along with a more formal dining room to enjoy a meal in. Along with the main living room, there is also a second, more smaller living room that is perfect for the kids to play, watch some TV, or read one of the many books on offer.

Guests will absolutely adore the spacious and comfortable bedrooms on offer at Villa Xoania! There are three bedrooms, all with twin beds and en-suite showers for guests to choose from, but upstairs is the real pièce de résistance. This main bedroom features twin beds, a large en-suite bathroom with a bathtub and shower, and access to a private balcony overlooking the golf course. There are even some steps from here up to the roof terrace for a better view!

Heading outside, guests are sure to enjoy the garden space on offer here, along with the private swimming pool. Kids are sure to love diving into it as the parents lounge back on some of the outdoor furniture. There is even a covered terrace that guests are free to sit under and cook up a storm on the built-in barbecue.

The use of Resort facilities and services is available to guests, at an additional cost. Please [enquire](#) with us today for further details.



Facilities

Villa/House • Wow Factor • Modern • Private Pool • Beach Nearby •
Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Beach •
Walk to Restaurant • BBQ • Microwave • Coffee Machine • Hairdryer •
All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Indoor Games •
DVD • Heating • Fenced Grounds • Parking Space • Watersports •
Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby •
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &
Villages • Historical Sites • Surfing • Boat Trips

Interior & Grounds

The Villa

Interior

- Fully-equipped kitchen with breakfast table
- Dining room with 6-seater table and access to the exterior
- Spacious living room with various seating options, large TV, decorative fireplace, and access to the terrace
- Second living room with comfortable sofas, books and games, and TV
- Three bedrooms with twin beds and en-suite showers
- Main bedroom with twin beds, en-suite bathroom, and access to a private balcony and to the roof terrace

Exterior

- Private front gate and parking space
- Large fenced garden with private pool
- Covered terrace with seating and built-in barbecue
- Fenced property in front of pond and golf course
- Outdoor furniture

Additional Facilities

- Wi-Fi connection
- Central heating
- Iron & board
- Hair dryer
- Coffee machine
- Microwave



Location & Local Information

You don't have to be a golf lover to appreciate the location of Villa Xoania within the Praia del Rey Golf and Beach Resort. All the facilities are available for an extra cost, including a communal swimming pool, spa, gym, tennis court and clubhouse with café-bar. You can also get relaxing massages and hire bikes to take out for the day.

Praia del Rei Beach is just a 10-minute walk from the villa. With long stretches of sand, beautiful dunes and clear waters, it's a picturesque spot to enjoy an afternoon. There's also a large freshwater pond where birds like to gather. The waves tend to be quite strong here, making the sea mostly unsuitable for swimming. But you have your very own pool back at the villa to enjoy splashing about in.

The medieval town of Óbidos is around 25 minutes away and is one of the most attractive towns in the whole of Portugal. At its historic centre are fortified walls where you'll find a maze of winding streets and a beautiful castle. Walk around the walls themselves for spectacular views down over the town and the pretty whitewashed houses with their terracotta roofs.

Also be sure to visit Porta da Vila, which was once the main gate into the town and which has been preserved to retain its beautiful features, such as the traditional Azulejo tiles on the walls. The 12th-century Igreja de Santa Maria church is another must-visit site, with an impressive interior that features even more of the famous Portuguese blue and white tiles.

Local Amenities

Nearest Airport	Lisbon Airport (92 km)
Nearest Ferry Port	Port of Peniche (17 km)
Nearest Train Station	Dagorda-Peniche Train Station (17 km)
Nearest Village	Serra d' El-Rei (10 km)
Nearest Town	Peniche (17 km)
Nearest City	Lisbon (92 km)



Nearest Restaurant	Praia d'El Rey Clubhouse (800 m)
Nearest Bar/Pub	Ocean Golfers Bar (2 km)
Nearest Supermarket	Meu Super (8 km)
Nearest Beach	Praia d'El Rei (800 m)
Nearest Golf	Praia d'El Rei Golf Course (800 m)
Nearest Tennis	Praia d'El Rei Tennis Courts (2 km)

What we love

- Villa Xoania benefits from plenty of space, both inside and outside, so everyone will be happy here!
- The large swimming pool is amazing to cool off in during those hotter months
- The main bedroom here is the most spacious, and also has access to a private balcony and the roof terrace, so make sure you grab it first!

What you should know...

- The swimming pool is not fenced, so children should be supervised at all times
- Please note there is no air conditioning in this property
- Although not necessary, we recommend renting a car to arrive at this villa and also to explore the surrounding region!

Terms & Conditions

- Security deposit: €500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm.
- Departure time: 10 am.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Not included.
- End of stay cleaning included?: Yes. However, 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included in the rental price.
- Minimum stay: 7 nights during peak season. 4 nights during other periods.
- Changeover day: Flexible.
- Pets welcome?: Not permitted.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.