

# Villa Leocadia

Region: Aroeira Sleeps: 8

## Overview

Located in the Aroeira Golf Resort, Villa Leocadia is a two-storey villa which can accommodate up to twelve guests. Within easy reach of Lisbon, 25km away, it offers access to a host of resort facilities – as well as two championship golf courses, there's a swimming pool, spa, four tennis courts, restaurants and a shopping centre.

Surrounded by pine forest, the villa enjoys a peaceful position and offers its private pool, garden and terrace, as well as an indoor games room with fitness equipment. Sun loungers and parasols make the area around the pool, a focal point for chilling out, with a barbecue and dining area ready for you when hunger strikes.

The villa is 4km from Praia Fonte da Telha beach, with a lengthy stretch of coast extending offering many more beaches in both directions. Bikes are available at the villa should you wish to explore the coast on two wheels.

Inside, you have an open-plan living room and dining area, with direct access from the terrace. A well-equipped kitchen has a microwave, dishwasher, coffee machine and all the other essentials, while the games room on the lower floor offers table tennis, table football and a mini-gym.

The master suite comes with an en-suite bathroom, while the remaining three bedrooms on the ground floor – a double and two twins, one of them with bunk beds – share the use of a bathroom and shower room. Another bedroom is located on the lower floor, and has a double bed – there is also the possibility to include two single beds in this room if needed.

Beyond the excellent facilities of the golf resort and the villa itself, you have easy access to some of the best spots on the coast for water-sports, as well as the nightlife on the beachfront just a few kilometres away. You can drive to the capital in around 40 minutes, making nights out in incredible Lisbon a tempting possibility.



## Facilities

Villa/House • Modern • Private Pool • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor  
Bed & Bath • Satellite TV • Bicycles Provided • Gym/Fitness Room •  
Games Room • Indoor Games • Table Tennis • DVD • Heating •  
Watersports • Rural Location • Walking/Hiking Paths • Wine Tasting •  
Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Leocadia is a delightful villa in Aroeira Golf Resort. The two-storey villa is stylishly furnished throughout. There are 5 bedrooms and 3 bathrooms, and it can accommodate up to 11 people.

### Ground floor

- Fully equipped kitchen
- Living and dining room in open space
- Master suite with double bed (it can be divided into 2 single beds) with ensuite bathroom with shower
- Three bedrooms with double bed
- Bathroom with shower
- Bathroom with bath

\*\*\* Air conditioning available only on the ground floor

### Lower floor

- Bedroom with 3 single beds
- Games room with tennis table, football table, and a small gym

### Exterior

- Swimming pool (9x4.5m)
- Large patio & garden area
- Sun loungers & parasols
- Outdoor sitting & dining area
- Covered terrace
- Bicycles
- BBQ area
- Private parking
- Sun loungers

### Additional Facilities

- Wi-Fi connection
- Fireplace
- TV
- Table Tennis table
- Foosball
- Cot Available
- High Chair Available
- Washing machine
- Private Pool
- Dishwasher
- Iron



- Hair Dryer
- BBQ

Touristic Registration Number: 58157/AL

## Location & Local Information

The Aroeira golf resort, dubbed the 'Wentworth of Lisbon' in its early years, is set amidst beautiful pine woodlands and has become a destination of choice for golfers and non-golfers alike.

With Lisbon 25km away and the beaches of the Lisbon Coast as close as 6km away, you don't need to be handy with a five-iron to appreciate its stunning location.

The pine woods and lakes contribute to a microclimate that offers the chance to enjoy a round of golf at any time of year. With a tropical swimming pool and four tennis courts, other sporting activities are catered for too.

To the south, Praia do Meco is a cold, remote beach known for its surfing and nudism – indeed, Portugal's go-to naturist beach. Around 11km from here, Sesimbra is gaining popularity as a resort. It's peaceful, family-friendly and has a laid-back calm about it.

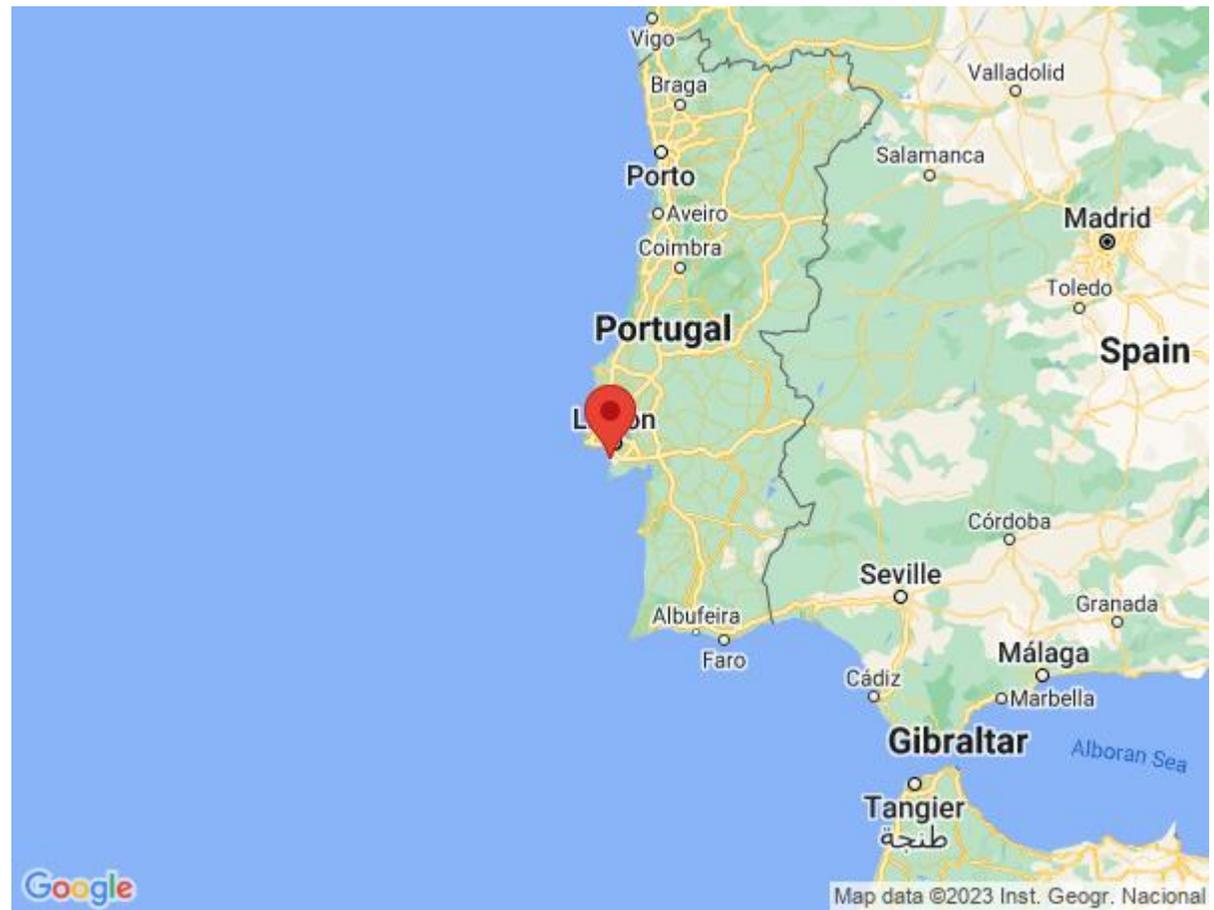
The heritage of the area is evident in churches, castles and historic buildings – the Castelo do Sesimbra offers a pleasant sea view (albeit at the end of a pretty steep climb).

For the most spectacular lookout point in the area, head for Cabo Espichel. A lighthouse and monastery sit on the dizzying cliffs, with the expansive Atlantic Ocean ahead, making this a place to go to reflect and be at one with nature – and many make the trip when visiting Lisbon, around one hour's drive north.

Extending all the way along the coast from Sesimbra to Setúbal, the Arrábida Natural Park only adds to the wonder of the region. Whether scuba diving, hiking, dolphin spotting, or even hovering above it all in a hot-air balloon, it's unforgettable in all the best ways.

## Local Amenities

Nearest Airport	<b>Lisbon Airport (32km)</b>
Nearest Village	<b>Aroeira (800m)</b>
Nearest Town/City	<b>Amora (7km)</b>
Nearest Restaurant	<b>Restaurants &amp; Shops (450m)</b>



Nearest Beach	<b>Sandy Beach (3km)</b>
Nearest Golf	<b>Golf Course (2km)</b>
Nearest Tennis	<b>Tennis Court (13km)</b>

## What we love

- There's nothing like having everything taken care of, and the amenities of the Aroeira Golf Resort mean you won't have to go far to find a bar, spa or restaurant
- This is a great villa if you like to meet new people on holiday, with several others close by, and the outdoor dining spaces make it an inviting place to socialise
- The spacious living room is furnished with comfy sofas and flatscreen TV, and leads you straight out to the pool and gardens
- Excellent beaches, stunning natural parks and this villa's close proximity to Lisbon give you the opportunity to combine city, country and coast in one amazing holiday

## What you should know...

- A deposit for damage and breakages will be payable for stays at this villa
- A car will be necessary due to this villa's location

# Terms & Conditions

- Security deposit: £600 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: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price. Air con has an extra cost of €15 per day, to be paid with the balance.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: No, can be hired on site for an extra cost of 5€ per stay.
- 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 rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included in the rental price.
- Minimum stay: 7 nights.
- Changeover day: Saturday in July & August.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Internet access?: Wi-Fi connection included
- Tax: Tourist tax not applicable.
- Insurance: 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.