



São Brás de Alportel - Villa



5 Bedrooms
 3 Bathrooms
 3202 Area (m²)
 3202 Land Area (m²)
 Garage
 Swimming Pool
650 000 € (EUR €)

Sao Bras De Alportel. 4 Bedroom Single Story Villa With Cottage And Swimming Pool

A well-maintained detached villa set in a secluded mature garden with 4 bedrooms and 2 bathrooms, lounge, dining room, kitchen, attic/office, garage and carport with the benefit of an additional stone built one bedroom cottage. Beautiful terraces and swimming pool area with views of the coastline of Faro.

Description of the Property

The main house has been well maintained by the present owner, comprising of a ground floor property with easy flowing rooms, main reception hallway, garage, wine cellar, utility room, open plan lounge with dining area, patio doors accessing a covered terrace, modern fully fitted kitchen. The property benefits from an inner hallway leading from the main living accommodation to the sleeping



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section comprising of 2 double bedrooms with fitted air-conditioning, recently updated shared shower room, Bedroom 3/office with fitted wardrobes and air-conditioning, master bedroom with fitted wardrobes and direct access to the terrace and swimming pool. Family bathroom adjacent. The property benefits from Air-conditioning throughout and additional wall mounter wafer heaters for the winter evenings. External stairs lead to a good size Attic/office/studio room with window and with an additional 2 further rooms in the attic space of the roof.

Cottage/Annex

With in the grounds is a registered building of an old cottage in good condition but could benefit with a little updating. Comprising of lounge with kitchenette and log burner, fitted shower room and double bedroom. terrace with sea views.

The Property is laid out on one floor as follows:

Enter the property from a located tarmac road which has no through traffic, this property is the last property on the road. Calcada natural stone driveway enter the grounds leading to the garage, car port and the main entrance of the property. Once entering the from door, you have the main reception corridor, to the left storage for the washing machine and an internal door to the garage, plenty of storage room and with electricity and power connected and with double metal doors access the front of the garage. An additional door accesses the side terrace/garden and also to the external stairs leading to the Attic. Adjacent and accessed externally you have a work room and an old wine cellar for storing your wine at controlled natural temperature.

From the reception access into the lounge/dining area with open plan living, comprising of a good size dining room with an open plan fully fitted quality kitchen, plenty of natural lighting, the lounge has patio doors leading to a arch shaped covered terrace with additional ceiling fan and with views over the garden and the ornate fishpond, fireplace, air-conditioning, and ceiling fans.

From the lounge we lead into a connecting hallway to the bedrooms, comprising of bedroom 1, a smaller bedroom with fitted wardrobes, window overlooking the west side of the garden, upgraded family shower room, additional cloak room and a further 2 double bedrooms with windows over looing the garden, one with fitted wardrobes and the other with free standing wardrobes. Master bedroom over looks the swimming pool and terrace with patio doors and west facing window, fitted wardrobes and family bathroom adjacent, Ideal for converting into a private master suite. additional storage in the hallway. All the bedrooms benefit from recently upgraded air-conditioning units, double glazing, and roller security shutters.

Cottage

The cottage is located at the bottom of the garden and can be an ideal rental investment. A separate access is possible and comprises of a stone-built tradition cottage with a wonderful sundrenched terrace with amazing views of the coastline of Faro, inside you have a wooden beamed ceiling with rustic trowel plaster walls creating the old rustic style, traditional log burner fine in the open plan lounge with kitchenette, a separate double bedroom and a shower room. Ideal for family and friends popping over to visit.

Outside:

The property sits in a wonderful private plot, not isolated as you have neighbors all set in their own private large plots of land. Peaceful setting and with mature landscaped garden with easy to maintain flower beds and mature shrubs and trees. The terrace area and recently upgraded swimming pool all



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surrounded by natural stone walls and plants create a wonderful place to relax and enjoy the beauty of the location. Great area for BBQ and those leisurely evenings entertaining and watching the amazing sunsets over the coastline.

Property Particulars:

Property Type: Villa with Cottage

Bedrooms: 4 + 1

Bathrooms: 2 + 2

Plot Size: 2302 m²

Build Size: 216 m²

Year of Construction: 1982

Views: Countryside and sea views

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 10m x 4.7m

Energy Rating: D

Price: €650,000



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Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Mains Water
- Electric Hot Water System
- Wi-Fi Available
- Internet Available
- Water Cisterna
- Pool
- Covered Terrace
- Chlorine Pool
- BBQ
- Car Port
- Secluded private gardens
- Quiet Neighbourhood
- Energetic certification: D
- Garage
- Country Side Views
- Single Storey Property
- 2 individual properties
- Double Glazing
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Septic Sewage tank
- Telephone Available
- Fitted Wardrobes
- Ceiling Fans
- Garden
- Mature Irrigated Gardens
- Private off street Parking
- Annex
- Outside Lighting
- Courtyard
- Central location
- Terrace
- South Facing
- Distant Sea Views
- House with Annex



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