



## São Brás de Alportel - Villa



**4** Bedrooms    
 **2** Bathrooms    
 **197** Area (m<sup>2</sup>)    
 **18488** Land Area (m<sup>2</sup>)

**450 000 €**  
(EUR €)

## Sao Bras De Alportel, Faro Upgraded and Restored 4 Bedroom Detached Property

### Description of the Property:

A charming detached 4-bedroom single storey west facing villa, offering total privacy and the benefit of approval for the construction of a swimming pool. Located within a short distance to the town of São Brás de Alportel with its numerous amenities and within walking distance to local Café/Snack bar and Restaurant. Ideal permanent family home or holiday rental investment.

A traditional single-storey property recently fully renovated retaining many traditional Portuguese features yet creating a contemporary feel. Comprising of a sitting room, kitchen, utility room, large lounge/dining room, 4 bedrooms, 2 bathrooms, en suite dressing room. set within an enclosed garden with an additional large hillside natural plot of land. The property also benefits from the



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AMI 12086

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approval to build a swimming pool.

The Property is laid out on one floor as follows:

Access to the property is via a gateway with terrace leading to the main entrance door which opens directly into sitting room/snug which has a log burner and high ceilings. A door leads off the lounge to a master double bedroom with walk through dressing area/office. Another door leads off the lounge to a fully fitted modern kitchen an inner hallway leads to two single bedrooms with mezzanine floors for sleeping. An additional large double bedroom. From the kitchen you have an open plan large dining /lounge with patio doors access the terrace and garden area, from the lounge an additional inner hallway allows access to family bathroom, utility room and walk in wet room.

Roof Terrace:

The property also benefits from an external staircase leading to a huge roof terrace giving 360 degrees views of the countryside and the mountain ranges.

Outside:

The property has direct access from a tarmac road and is partially enclosed by a fenced garden. The larger part of the land lays beyond the enclosed gardens and contains multiple trees and natural plantings.

Property Particulars:

Property Type: Villa/Farmhouse

Bedrooms: 4

Bathrooms: 2

Living Rooms: 2

Plot Size: 18,488m<sup>2</sup>

Build Size: 188 m<sup>2</sup>

Year of Construction: Pre 1951, renovated in 2018

Views: Countryside

Airport: 15 Minutes

Beach: 15 Minutes

Shopping: 10 Minutes

Planning permission for a pool

Energy Rating: B-

Price: €450,000



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## Property Features

- Air Conditioning
- Fireplace
- Mains Water
- Solar Hot Water System
- Telephone Available
- Water Cisterna
- Garden
- Private off street Parking
- Secluded private gardens
- Walking Distance to amenities
- Central location
- Terrace
- Single Storey Property
- Double Glazing
- Fitted Kitchen
- Mains Electricity
- Wi-Fi Available
- Internet Available
- Pellet Burner
- Fully Fenced Plot
- Outside Lighting
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: B-
- Country Side Views
- Private Roof Terrace



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