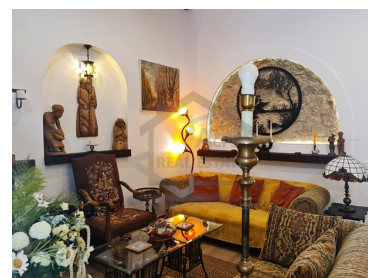




## São Brás de Alportel - Villa



**2**  
Bedrooms

**2**  
Bathrooms

**79**  
Area (m<sup>2</sup>)

**79**  
Land Area (m<sup>2</sup>)

**450 000 €**  
(EUR €)

## Sao Bras De Alportel Bedroom Renovated Cottage in the Historical Town

2

Escape to the enchanting town of São Brás de Alportel and discover this stunning villa that awaits a new owner to call it home. This charming property features 2 cozy bedrooms and 2 luxurious bathrooms, all spread across a house area of 79 square meters nestled on a spacious land area of 79 square meters.

This delightful villa boasts a central location, making it convenient for residents to access all the amenities and attractions that São Brás de Alportel has to offer. The villa was built in 2021, ensuring modern convenience and comfort for its occupants.

Step inside and be greeted by the cool embrace of air conditioning, perfect for those warm summer



**Calvin Gibson**

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AMI 12086

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



days. Cosy up by the fireplace on chilly evenings, or head up to the roof terrace to soak in the breathtaking views of the town.

With an energetic certification of B, this used property in São Brás de Alportel is a rare find on the real estate market. Don't miss the opportunity to make this villa your own and experience the beauty and tranquillity of life in this charming town. Contact us now to schedule a viewing and make your dream of owning a picture-perfect villa a reality.

The Property is laid out on one floor as follows:

The property comprises of single story living accommodation with main reception hallway accesses 2 double bedrooms with hand made fitted wardrobes and air conditioning and both with windows with tilt and turn UPVC double glazing, lovely open plan lounge with allocated dining area, high ceilings with plenty of natural light. Additional storage cupboards which lead to the family bathroom. The kitchen is well fitted with base and wall units with contrasting work tops with fitted appliance's including dishwasher, fridge, gas hob, electric fan assisted oven and extractor fan. Off the kitchen is the pantry/storage room. A great little bonus.

The property also benefits from a large roof terrace with additional storage area. This is accessed via a external stair case from the kitchen area, an additional bathroom with shower and W/C is also located on the roof terrace, with storage and boiler room hosting the water tank for the solar hot water system.

Property Particulars:

Property Type: Villa / Cottage

Bedrooms: 2

Bathrooms: 2

Plot Size: 79 m2

Build Size: 79 m2

Year of Construction: Pre1951 renovated 2022

Views: Town and Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 5 Minutes

Energy Rating: B

Price: €450,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fitted Kitchen
- Mains Electricity
- Solar Hot Water System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Fully Fenced Plot
- Roof Terrace
- Energetic certification: B
- Single Storey Property
- Double Glazing
- Fireplace
- Mains Water
- Electric Hot Water System
- Mains Sewage
- Telephone Available
- Fibre Optic Available
- Pellet Burner
- Outside Lighting
- Central location
- Country Side Views
- Private Roof Terrace



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