



## São Brás de Alportel - Villa



**4** Bedrooms  
**2** Bathrooms  
**2278** Area (m<sup>2</sup>)  
**2278** Land Area (m<sup>2</sup>)

**525 000 €**  
(EUR €)

## Sao Bras De Alportel, Sao Romao Well Maintained 4 bedroom Single Story Villa

### Detailed Description of the Property

A wonderful south facing villa offering spacious accommodation of 4 bedrooms, 2 bathrooms, open plan lounge/dining, modern fitted kitchen, terraces and large attic space. All set with in an established private garden of over 2000m<sup>2</sup>

The property has been well maintained and upgraded over the years making a ideal permanent home. All on one level with light pouring into all rooms from the spacious patio doors in all rooms throughout the property. Great ability to extend the property and to include swimming pool and additional terraces, (subject to submitting a project to the local council of Sao Bras De Alportel) The property sits on a elevated base, with south facing views across the garden and the orchard. Flat plot fully fenced and very private, offering lots of scope for additional landscaping or growing your



**Calvin Gibson**

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AMI 12086

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



vegetables.

The Property is laid out on one floor as follows:

Enter the property through the electric driveway gate, on to an impressive Calcada natural stone driveway leading to the property, parking for numerous cars and turning point around the cascading pepper tree.

3 steps lead to the main entrance with double glazed door and side panel into the hallway. With in the hallway, you have double wooden doors leading into a spacious open plan lounge with log burning fireplace and patio doors south facing, dining area with patio doors accessing the east side of the terrace and garden.

From the hallway you have the family bathroom and adjacent to the lounge access to the working kitchen with fitted wall and base units with granite work tops with integrated electric hob and fan assisted oven and dishwasher, space for large fridge freezer and dining table for 4 people, lots of natural light with the window overlooking the east and patio doors access the large north facing patio. From the main reception hallway an additional door leads into another hallway which allows access to the bedrooms, comprising of two South facing double bedrooms with patio doors and fitted wardrobes, an additional bathroom, Bedroom 3, another double bedroom with patio door and fitted wardrobes, north facing and the huge master bedroom with 4 m patio doors access the terrace and rea garden, again fitted wardrobe and with the potential to create a splendid en-suite master suite. Additional to the property you have internal access to the large attic space, ideal for storage. A separate outside utility room for housing of washing machine, tumble dryer and additional fridge freezer with additional storage.

Outside:

The property sits in the heart of the village located on a village tarmac road with similar style properties, very quiet and peaceful. Fully fenced and walled creating a total private plot, mature gardens with fruit trees and landscaping  
Easy parking for cars and visitors.

Property Particulars:

Property Type: Villa

Bedrooms: 4

Bathrooms: 2

Plot Size: 2278 m2

Build Size: 201 m2

Year of Construction: 1991 fully renovated in 2008

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Energy Rating: C

Price: €525,000



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## Property Features

- Double Glazing
- Security Shutters
- Electric Central Heating
- Mains Water
- Gas Hot water System
- Wi-Fi Available
- Internet Available
- Attic
- Fully Fenced Plot
- Electric Gates
- Secluded private gardens
- Walking Distance to amenities
- Energetic certification: C
- South Facing
- Single Storey Property
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fitted Wardrobes
- Garden
- Private off street Parking
- Outside Lighting
- Quiet Neighbourhood
- Central location
- Terrace
- Country Side Views



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