



## São Brás de Alportel - Villa



**4** Bedrooms  
**3** Bathrooms  
**164** Area (m<sup>2</sup>)  
**1545** Land Area (m<sup>2</sup>)  
**Swimming Pool**



**925 000 €**  
(EUR €)

## Sao Bras De Alportel Delightful South Facing 4 Bedroom Villa with Glorious Views

Beautiful upgraded rustic property offering 4-bedroom villa in São Brás de Alportel with glorious views, pool, and eco-friendly features. Full of charm and tranquillity. Close to amenities including restaurant and local bar. Less than 10 mins to Sao Bras De Alportel and 15 mins to Loule. Experience exceptional character and breath-taking views with this delightful 4-bedroom villa situated in São Brás de Alportel. Nestled in an elevated location, this villa commands stunning views of the valley leading to the ocean, offering a serene and picturesque setting.

Built on one level, the villa features 4 bedrooms, three of which are en-suite, and the potential for a fifth bedroom or study with an en-suite and pre-installation for a shower room. The electric gates open to a spacious parking area and a double carport, providing convenience and security with a

T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E [calvin@acps-real-estate.com](mailto:calvin@acps-real-estate.com)  
Rua Gago Coutinho, no 75, Sao Bras de Alportel, 8150-151  
AMI 12086

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



video entry system.

The expansive pool area includes a large heated swimming pool with solar piping and pre-installation for an electric cover. The villa is designed with eco-friendliness in mind, featuring solar panels for water heating, photovoltaic panels for electricity, underfloor heating, and air conditioning throughout.

The mature landscaped garden is thoughtfully divided into distinct areas with a variety of shrubs, palms, and fruit trees, creating a lush and tranquil environment. The large fully equipped modern kitchen, separate utility room, and spacious dining/lounge area adjacent to the kitchen provide ample space for comfortable living.

Enjoy outdoor dining and entertainment on the large covered terrace, complete with a dining table for eight guests, a traditional BBQ, outdoor sink, and storage space. The villa also boasts a terrace with a feature fountain and fish pond, offering a touch of elegance and serenity.

With fibre optic telephone line for fast broadband, built-in quality designer wardrobes in all bedrooms, and its very private setting, this villa is ideal for full-time living or as a "lock up and go" property. Expat Property Finders are proud to market this remarkable villa, and early viewing is recommended.

Book your visit today to experience this unique and charming villa.

**Property Particulars:**

Property Type: Detached Villa

Bedrooms: 4 (3 with en-suite bathrooms)

Bathrooms: 4

Plot Size: 1545 m<sup>2</sup>

Build Size: 164 m<sup>2</sup>

Year of Construction: 2014

Views: Panoramic country views, distant sea views

Airport: 20 minutes

Beach: 20 minutes

Shopping: 10 minutes

Swimming Pool Size: 10m x 5m

Energy Rating: C

Price: €925,000

**T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E [calvin@acps-real-estate.com](mailto:calvin@acps-real-estate.com)**

**Rua Gago Coutinho, no 75, Sao Bras de Alportel, 8150-151**

**AMI 12086**

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



## Property Features

- Air Conditioning
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Wi-Fi Available
- Internet Available
- Basement
- Garden
- Covered Terrace
- Chlorine Pool
- Private off street Parking
- Car Port
- Outside Lighting
- Courtyard
- Out Door Kitchen
- Walking Distance to amenities
- Energetic certification: C
- South Facing
- Distant Sea Views
- Double Glazing
- Underfloor Heating
- Mains Water
- Solar Hot Water System
- solar photovoltaic system
- Telephone Available
- Fibre Optic Available
- Pool
- Fully Fenced Plot
- Mature Irrigated Gardens
- Heated Swimming Pool
- BBQ
- Electric Gates
- Secluded private gardens
- Outdoor Shower
- Quiet Neighbourhood
- Central location
- Terrace
- Country Side Views
- Single Storey Property

**T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E [calvin@acps-real-estate.com](mailto:calvin@acps-real-estate.com)**

**Rua Gago Coutinho, no 75, Sao Bras de Alportel, 8150-151**  
**AMI 12086**

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