



## Santa Bárbara de Nexe - Villa



**3** Bedrooms    
 **3** Bathrooms    
 **199** Area (m<sup>2</sup>)    
 **2000** Land Area (m<sup>2</sup>)    
 Garage    
 Swimming Pool    
**1 150 000 €** (EUR €)

### EXCLUSIVE Faro, Sta Barbara De Nexe. Location, Location, Location 3/4 Bedroom Detached Villa with Sea Views

A beautifully presented 3/4 bedroom detached villa with out standing views of the coast line., offering additional scope to increase the size on the first floor to create additional bedroom and bathroom. The owners have maintained the property from new, constantly updating to create this wonderful home. Set in a wonderful private plot with coast line views and views of Monchique mountains in the distance. Close to amenities in the village with restaurants, snack bar and Tennis academy . Sao Bras De Alportel a short ten minutes drive and Loule a mere 15 minutes. Viewing Essential.

The property offers spacious open plan accommodation, main reception leading to the lounge/dining room with many patio doors accessing the covered terrace. Fully fitted kitchen with separate utility room and drying area, 2 bedrooms with separate bathrooms. On the first floor you have the master



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AMI 12086

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



bedroom with private en-suite shower room and stunning views across the coastline. Access to the huge roof terrace with 360 degree views of the coast line and the country side.

The Property is laid out on two floor plus basement/garage as follows:

Enter the property through the double electric gates on to the Calcada natural stone driveway leading to the main house, with its turning point and shaded car port for 3 cars. Main entrance door accesses the reception hallway, with open plan lounge and dining, log burner, 4 sets of patio doors access a full wrap around covered terrace with East and south facing aspects. The covered terrace is set out for outdoor entertaining and with direct access to the swimming pool. Off the lounge we have a fully fitted kitchen with quality eye level and base cupboards, granite work tops with integrated appliances, including, dishwasher, oven hob and extractor and microwave. Leading of the kitchen we also have a really well sized functional utility room with storage cupboards and house for washing machine and tumble dryer and additional fridge. A separate door leads to a private enclosed clothes drying or Cattery area. From the lounge an inner hallway leads to two double bedroom , one being a south facing bedroom with patio doors to a terrace with wonderful views across the coastline, family bathroom, the other bedroom being to the rear of the property with windows and separate en-suite.

#### First floor

A feature staircase leads to the first-floor accommodation, comprising of a large south facing master bedroom, with patio doors and access to a terrace again with amazing views to the south and the west, en-suite shower room. A door from the landing also give access to a huge roof terrace with great potential. Views truly stunning from the East to the west.. All bedrooms benefit from fitted wardrobes and air-conditioning.

#### Additional Information

The property at present has the additional bonus of being able to amplify the first-floor accommodation located on the roof terrace allowing the creation of an additional bathroom with a 4th bedroom and still allowing a great roof terrace/patio area. Project available for inspection.

#### Outside:

The property sits in a fully walled and fenced private garden with electric double gates, easy to maintain mature irrigated gardens with various quality fruit trees, Private bore hole and solar Voltaic energy assisting the property.

The property also benefits from a good size garage /storage room, covered terraces, car port for various cars. Plenty of sunbathing terraces and a wonderful full south facing swimming pool with out door shower.

#### Property Particulars:



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ACPS10716 Algarve

Reference

Scan the QR code to view the property



Property Type: Villa  
Bathrooms: 3/4  
Plot Size: 2000 m<sup>2</sup>  
Build Size: 199 m<sup>2</sup>  
Year of Construction: 2010  
Views: Countryside and Sea Views  
Airport: 20 Minutes  
Beach: 20 Minutes  
Shopping: 5 Minutes  
Swimming Pool Size: 10m x 5m  
Energy Rating: A  
Price: €1,150,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Mains Water
- Septic Sewage tank
- Video Security Phone Entry System
- Wi-Fi Available
- Internet Available
- Under floor heating in the bathrooms
- Pool
- Bore Hole
- Covered Terrace
- Chlorine Pool
- Private off street Parking
- Garage
- Electric Gates
- Secluded private gardens
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: A
- Garage
- Country Side Views
- Double Glazing
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Solar Hot Water System
- solar photovoltaic system
- Telephone Available
- Fitted Wardrobes
- Basement
- Garden
- Fully Fenced Plot
- Mature Irrigated Gardens
- Heated Swimming Pool
- Car Port
- Thermal Insulated
- Outside Lighting
- Outdoor Shower
- Walking Distance to amenities
- Central location
- Terrace
- South Facing
- Sea Views



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