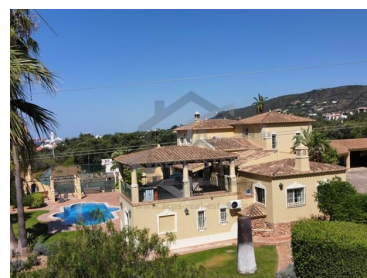




Santa Bárbara de Nexe - Villa



6 Bedrooms
 6 Bathrooms
 295 Area (m²)
 26760 Land Area (m²)
 Swimming Pool

1 600 000 €
(EUR €)

Faro, Santa Barbara de Nexe. **OPEN TO OFFERS** Large family detached property with additional accommodation

This beautiful grand property located within walking distance to the centre of Santa Barbara de Nexe, offers tranquil setting in lush mature gardens, benefiting from a large house with 4/5 bedrooms with additional accommodation in the converted stables. Wonderful tennis court and in a full south facing locations. A beautiful house to visit

Description of the Property

The main property consists of main reception with inner hallway accessing the double suites with fitted wardrobes and upgraded natural stone shower rooms, access to the main lounge with feature staircase open plan, fully fitted handmade natural kitchen, with a door leading off to a separate dining room or an additional bedroom if required. On the first floor you have a sitting area overlooking the



Calvin Gibson

912 388 211 ²

calvin@acps-real-estate.com

T 00351 289 849 317 ¹ · T 00351 912 388 211 ² · E calvin@acps-real-estate.com

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

¹ (Call to national fixed network) | ² (Call to national mobile network)



reception and the master suite, a huge triple bedroom with large bathroom with bath and also with patio doors leading to the terrace and additional stairs leading to the roof terrace. Connected to the lounge with external access is a well position suite comprising of double bedroom, little kitchenette and shower room.

Additional Accommodation

The present owner has updated the large stables, which are set in a wonderful mature garden originally the paddocks. The stables now comprise of two large one-bedroom separate suites with kitchenette, bedroom/lounge and bathroom, there is also another large workshop, again ideal to convert in to additional accommodation if required.

The property sits in a large piece of land with total privacy, stunning heated swimming pool with large terracing and again elevated outdoor dinning allowing to take in the view of the Coastline and the church of Santa Barba de Nexe.

The Property is laid out on two floors as follows:

From the entrance which features a brick vaulted ceiling, enter the open plan living room with fireplace and double doors leading out to the covered terrace and swimming pool. To the left is a fully fitted kitchen, with access to the terrace and further door into the dining room with entrance door to the front garden.

Leading from the main reception area to the left leads to a guest cloakroom and further access to the kitchen and front room. Also from the reception area to the right the inner hallway leads to bedrooms 1 and 2, both with en suite bathrooms. Bedroom one has double doors leading to the front of the house and Bedroom two has double doors leading to the terrace and swimming pool

The reception room has a cascading double staircase, with wooden balustrades that leads up to the master bedroom suite, which has views over the swimming pool and beautiful landscaped gardens, and these can also be viewed from the private balcony. Ensuite bathroom with corner bath. The terrace leads upstairs to a further roof terrace which gives views over the countryside and the coastline.

Annex

Beside the pool is a separate ground floor one bedroom annex with bedroom, kitchenette, and bathroom

Stables/ self-contained accommodation

Continue further down through the gardens and you enter the stable accommodation. What was once stables is now transformed into 2 self-contained studio apartments and a storage area. There is a separate gated entrance to this whole area via the driveway which lends itself to B & B accommodation or rentals.

The former paddock areas have been completely landscaped and provide the most beautiful gardens, peaceful Pergola and water feature

Outside:

The uniqueness of the property lies beyond the house into the rear gardens.

Terraces leads onto the swimming pool and manicured lawns with intermittent palm trees. To the left is an upper covered terrace with BBQ area, a wonderful setting for Al fresco dining and entertaining. To the right of the terrace is a fully fenced tennis court and basketball playing area. Solar panels are



Calvin Gibson

912 388 211 ²

calvin@acps-real-estate.com

T 00351 289 849 317 ¹ · T 00351 912 388 211 ² · E calvin@acps-real-estate.com

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

¹ (Call to national fixed network) | ² (Call to national mobile network)



discreetly hidden and provide solar heating to the swimming pool.

Additional Solar panels provide electricity to the house and the stable accommodation which means that the running costs of the house are minimal.

Entrance to the property is via ornate electric gates which open onto a long driveway with fully grown palm trees and landscaped borders, giving this stunning villa a most impressive entrance. A car port provides covered parking for three cars and there is additional parking, with the entire area bordered by manicured lawns. There is a separate parking area and entrance for the stable accommodation. The villa is extremely well located, a couple of minutes' drive into the beautiful village of Santa Bárbara de Nexe and the facilities therein as well as the historical Church. Faro Airport is less than a 15-minute drive away.

Property Particulars:

Property Type: Villa / Farmhouse

Bedrooms: 6+1

Bathrooms: 5

Plot Size: 26,760 m2

Build Size: 295 m2

Year of Construction: 1989, fully renovated in 2017

Views: Countryside and Sea Views

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 5 Minutes

Swimming Pool Size: 12 x 5m

Energy Rating:

Price: €1,6000.000 OPEN TO OFFERS

Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Mains Electricity
- Solar Hot Water System
- Mains water available
- Kinetico water softener
- Wi-Fi Available
- Double Glazing
- Security Shutters
- Fitted Kitchen
- Septic Sewage tank
- Water Purification System
- Video Security Phone Entry System
- solar photovoltaic system
- Telephone Available



Calvin Gibson

912 388 211 ²

calvin@acps-real-estate.com

T 00351 289 849 317 ¹ · T 00351 912 388 211 ² · E calvin@acps-real-estate.com

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

¹ (Call to national fixed network) | ² (Call to national mobile network)



- Internet Available
- Fitted Wardrobes
- Garden
- Bore Hole
- Covered Terrace
- Chlorine Pool
- Private off street Parking
- Annex
- Paddocks
- Electric Gates
- Secluded private gardens
- Outdoor Shower
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: C
- Furnished
- Country Side Views
- House with Annex
- Ideal for B&B
- Fibre Optic Available
- Pool
- Tennis Court
- Fully Fenced Plot
- Mature Irrigated Gardens
- Heated Swimming Pool
- BBQ
- Stables
- Car Port
- Outside Lighting
- Courtyard
- Fire Pit
- Walking Distance to amenities
- Central location
- Terrace
- South Facing
- Sea Views
- House with Stables
- Potential for Rural Tourism development



Calvin Gibson

912 388 211 ²

calvin@acps-real-estate.com

T 00351 289 849 317 ¹ · T 00351 912 388 211 ² · E calvin@acps-real-estate.com

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

¹ (Call to national fixed network) | ² (Call to national mobile network)