



São Brás de Alportel - Villa



2
Bedrooms

2
Bathrooms

301
Area (m²)

3642
Land Area (m²)

625 000 €
(EUR €)

EXCLUSIVE Algarve Sao Bras De Alportel Fully Renovated Detached Villa With Additional Out Buildings

Detailed Description of the Property

Recently fully renovated 2/3-bedroom single story property, with large mezzanine offering potential for additional accommodation, stunning lounge, all finished to a very high standard. The property has the additional benefit of two additional outbuildings to create additional accommodation/ games room/gym etc.

The present owners have lovely upgraded the property to offer spacious living accommodation with modern technology. On entering the property, we have reception hallway with access to two wonderful suits with open plan walk in closets, and shower rooms. Office/Library, utility room, huge lounge with double height beamed ceiling, originally the working armazen, having the ability to create a stunning master bedroom with bathroom from access to the first-floor mezzanine with private roof



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



terrace, large kitchen area. At present the owners have left the kitchen to be installed and chosen by the new owners.

The property benefits from a large flat private rear garden housing two stone built storage rooms, ideal for renovation and to the side of the property another great storage room partially renovated.

The property offers excellent potential to develop further with the additional outbuildings and the first-floor mezzanine with roof terrace.

The Property is laid out on one floor plus a large mezzanine as follows:

On entering the property through the new UPVC thermal insulated door into the hallway with featured integrated lighting, doors to the right and left allow access to two amazing bedroom suits, bright and spacious with natural light poring into the rooms, walk through dressing room with hanging space and shelving for your clothes and fooling through to a wonderful bathroom. Comprising of quality tiling and appliances the bathrooms are delightful.

Continuing along the hallway with have a service room for the technical side of the property with the house for the solar hot water tank and a superb all-round storage room.

We now flow in to a bright and spacious room again full of light, at present occupying our owners working office space, window and door leading on to the rear of the property, a wonderful working utility room with plenty of storage cupboards. The lounge,(WOW) what can you say, this enchanting room is just stunning, the owners choice of furnishings turns this room into a stunning home, again masses of natural light and the high ceilings create inspiration. The owners had originally planned to create a wonderful hand made staircase leading from the lounge to the first floor, which offers you more surprises and an amazing blank canvas. The Attic has the ability to create a stunning feature master bedroom with en-suite leading on to a huge private roof terrace. The pre-installation of plumbing is in place just waiting for inspiration.

Outside:

The property sits in a village location with neighbours, so not isolated, just a short drive from the centre of the vibrant town of Sao Bras De Alportel, Farobo offers a little village with a great local café and famous for all its local hand make cakes and treats.

The house has direct access from the village road with a driveway at the side of the property allowing parking for various cars and access to the rear garden, flat and easy to maintain, with mature Olive trees and additional trees located throughout the land. The original water tank at present has been used to chill in the hot summer days and offers great potential to create a plunge pool with decking and terracing or to construct a full size swimming pool, subject to officials plans being submitted to the local council of Sao Bras De Alportel.

The plot of land also has a secondary connected plot of agricultural land ideal for vegetation and has the benefit of an all year round water well, to supply water for irrigation to the garden.

Property Particulars:

Property Type: Villa

Bedrooms: 2+1

Bathrooms: 2 + 1

Plot Size: 3642 m2

Build Size: 301 m2



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Year of Construction: Renovated 2023/2024

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 5 Minutes

Energy Rating: C

Price: €625,000

Property Features

- Air Conditioning
- Underfloor Heating
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fibre Optic Available
- Attic
- Fully Fenced Plot
- Annex
- Thermal Insulated
- Plunge Pool
- Quiet Neighbourhood
- Water Well
- Central location
- Terrace
- Country Side Views
- House with Annex
- Double Glazing
- Mains Water
- Solar Hot Water System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Garden
- Private off street Parking
- Garage
- Outside Lighting
- Secluded private gardens
- Walking Distance to amenities
- Roof Terrace
- Energetic certification: C
- South Facing
- Single Storey Property
- Ideal for B&B



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