



## Santa Bárbara de Nexe - Villa



2 Bedrooms    
 2 Bathrooms    
 124 Area (m<sup>2</sup>)    
 1040 Land Area (m<sup>2</sup>)    
 Garage    
 Swimming Pool    
 **495 000 €** (EUR €)

### Algarve Santa Barbara de Nexe Faro, Immaculate 2 Bedroom Detached Villa With Pool

#### Description of the Property

EXCLUSIVE, A beautifully maintained south facing detached villa with swimming pool all enclosed in a private south facing walled garden, offering fully fitted kitchen, lounge/dining room, double bedroom, family shower room, office, and master bedroom. Benefiting from a Double garage, double glazing, solar Voltaic power supply and solar hot water system. Over the years the present owners have upgraded the property, including new insulated roof, thermal external cladding, new quality double glazing with security shutters, new bathrooms. Beautifully maintained throughout. The recent benefits being the introduction of Solar hot water system and Solar Voltaic power supply to assist the property keeping very low running costs.



**Calvin Gibson**

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 AMI 12086

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



The property is easy to maintain and use being on one level. The property comprises of a well sized fitted kitchen with quality appliances, lounge with window and French doors opening onto a full length covered south facing terrace, dining area, inner hallway off the lounge accesses the second bedroom with window, separate office and modern updated shower room, master bedroom is again off the lounge with double French doors overlooking the pool, fitted wardrobes and a private en-suite shower room. The utility room is accessed from outside with housing for washing machine, tumble dryer and lots of storage space.

The property has the benefit of being fully walled to all the boundaries, offering total privacy in this wonderful south facing garden. A double garage also allows plenty of storage or potential annex for family and friends.

The Property is laid out on one floor as follows:

Enter the property through a double-glazed door with mosquito screening into a fully fitted modern kitchen with quality fitted base and wall mounted cupboards with integrated BOSH appliances complete with Oven and second oven/microwave, dishwasher, fridge freezer, gas hob with extractor fan, complete with granite worktops. Kitchen sink with window overlooking the garden and the swimming pool. The lounge follows from the kitchen with spacious sitting area and for dining, with Pellet burner fire, window over the pool and French doors opening direct onto the covered south facing terrace. A inner hallway leads off the lounge accessing an open plan office space in the hallway, a fully renovated walk in shower room and the second bedroom, double bedroom with fitted wardrobes and double glazed window. The master bedroom is accessed separating from the lounge with a beautiful view from your bed over the garden and the swimming pool. French doors and side windows and air-conditioning. A spacious fitted utility room is accessed from the side of the kitchen with washing machine, tumble dryer and plenty of storage units.

Outside:

The property is located less than 5 minutes' drive from the centre of Santa Barbara de Nexe, access is direct of a local tarmac road through electric remote control double driveway gates, natural Calcada stone driveway with turning point and parking for numerous cars. The property is fully walled, so very private with wonderful mature garden with shrubs and plants around the sunbathing terrace and the swimming pool. To the opposite side of the drive is again another well-established orchard with various fruit trees from Oranges, Grapefruits, lemons and limes. A double garage sits separate from the house ideal for your cars or for storage/additional accommodation stairs leading to an enchanting roof terrace with distant coastal views of Faro and the coastline.

Property Particulars:

Property Type: Villa

Bedrooms: 2

Bathrooms: 2

Plot Size: m2

Build Size: m2

Year of Construction:

Views: Countryside and Distant Sea views

Airport: 15 Minutes

Beach: 15 Minutes



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Shopping: 10 Minutes  
Swimming Pool Size:  
Energy Rating: B-  
Price: €495,000

ACPS10729

Reference

Scan the QR code to view the property



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Mains Water
- Electric Hot Water System
- Mains Sewage
- Wi-Fi Available
- Internet Available
- Pellet Burner
- Garden
- Covered Terrace
- Salt Water Pool
- Private off street Parking
- Garage
- Electric Gates
- Secluded private gardens
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: B-
- Garage
- South Facing
- Distant Sea Views
- Double Glazing
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Solar Hot Water System
- solar photovoltaic system
- Telephone Available
- Fibre Optic Available
- Pool
- Fully Fenced Plot
- Mature Irrigated Gardens
- Heated Swimming Pool
- BBQ
- Thermal Insulated
- Outside Lighting
- Outdoor Shower
- Walking Distance to amenities
- Central location
- Terrace
- Furnished
- Country Side Views
- Single Storey Property



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