



## Conceição e Estoi - Villa



**2** Bedrooms  
**2** Bathrooms  
**122** Area (m<sup>2</sup>)  
**410** Land Area (m<sup>2</sup>)  
**Swimming Pool**

**399 000 €**  
(EUR €)

## Faro, Estoi A Beautifully Maintained 2 Bedroom 2 Bathroom Villa With Pool.

### Description of the Property

A modern, well maintained single story detached villa, offering 2 large double bedrooms, 2 bathrooms, open plan lounge with fireplace and a well fitted modern kitchen complete with island. Air-conditioning and double glazing with mosquito screens throughout. Fully walled private plot with external lighting, carport for 2 cars/motor home, swimming pool with patio.

The property is located a short drive between Sao Bras De Alportel and Estoi, on a local track leading to a selection of similar style houses, in a very quiet and peaceful location, but not totally isolated. If you are looking for a countryside setting this property is ideal.



**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 laid out on one floor as follows:

Enter property through a double-glazed Aluminum door with separate mosquito door into the open plan reception hallway. To the left you have a wonderful fully fitted kitchen with base and wall mounted matching kitchen units with contrasting work tops, Fitted integrated appliances including an induction hob, fan assisted built in over and microwave/second oven and elevated extractor fan, lots of light from the double-glazed windows and an additional door leading to the car port and terrace. Again, the lounge is spacious and bright with high ceilings, double sided log burner and air-conditioning, patio doors lead directly on to the terrace and the swimming pool. From the hallway you also have access to a large double bedroom with fitted wardrobes and air conditioning. Fully upgraded family bathroom with above shower, double wash basins and toilet. The master bedroom is a gain a large double room, originally forming two bedrooms with a very useful open plan en-suite with in the actual bedroom, a beautiful add on to the master bedroom

Outside:

The property sits in a very easy to maintain flat plot of land, fully walled and with electric remote controlled double driveway gates, Calçada natural stone driveway with turning point and direct access to a high ceiling double carport for two cars or a motorhome. Natural dry stone walls creating terracing and a inviting swimming pool with cover.

Accessing the property is very easy, from the village tarmac road and short drive along a track with additional houses. 10 mins drive from Sao Bras de Alportel and Estoi.

Property Particulars:

Property Type: Villa

Bedrooms: 2

Bathrooms: 2

Plot Size: 410.00 m<sup>2</sup>

Build Size: 122.400 m<sup>2</sup>

Year of Construction: 2009 renovated in 2022

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 6m x 4m

Energy Rating: E generated before all the renovations

Price: €399,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Mains Water
- Septic Sewage tank
- Electric Shutters
- Telephone Available
- Fitted Wardrobes
- Pool
- Private off street Parking
- Electric Gates
- Secluded private gardens
- Quiet Neighbourhood
- Central location
- Terrace
- Country Side Views
- Double Glazing
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Solar Hot Water System
- Wi-Fi Available
- Internet Available
- Ceiling Fans
- Fully Fenced Plot
- Car Port
- Outside Lighting
- Courtyard
- Security Alarm
- Energetic certification: C
- South Facing
- Single Storey Property



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