



## São Brás de Alportel - Villa



2 Bedrooms  
 2 Bathrooms  
 265 Area (m<sup>2</sup>)  
 290 Land Area (m<sup>2</sup>)

**465 000 €**  
(EUR €)

### Unique 2+1 bedroom renovated Villa with courtyard - São Brás de Alportel

Historical building recently renovated offering spacious modern accommodations. Close to all shops and amenities, a short distance from the main avenue.

Charming Villa with a fully fitted kitchen, open plan lounge/dinning and two comfortable en-suite double bedroom.

A second floor offering possibility for a third en-suite bedroom with a nice roof terrace and extra additional space for a game/cinema room.

Stunning enclosed private courtyard with mature shrubs.



**Calvin Gibson**

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

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



This unique property offers the confort of a Villa with indoor courtyard, with a special location, near the town center.

A welcoming double-glazed door invites you to a bright reception hallway.  
On the right, the first double bedroom with fitted wardrobes, air-condition and with a spacious en-suite walk in shower.

A beautiful double Georgian arched glazed door leads into the spacious south facing lounge/dinning room, with floor to ceiling windows maximazing the natural light offered by the courtyard.  
For extra confort this area has air-condition and an efficient pellet burner.

The fully fitted kitchen with matching worktops and integrated appliances, including oven, microwave and electric induction hob.

The master bedroom follows from the lounge, with walk in wardrobes, air-conditioning with a floor to ceiling window/door leading directly on to the courtyard.  
The bedroom also benefits from a large en-suite, with full bath and separate walk in shower

Off the lounge we also have the benefit of a utility/cloack room.

External stairs lead to a wonderful roof terrace with access the second floor.

Comprising of a large room for a potential third bedroom with bathroom with doors leading to a secondary roof terrace.

An internal door offers acces into a spacious attic space to full size of the ground floor lounge and the remaining attic is separated into various rooms.

A great potential project if looking for additional accommodation.

Outside:

The property is located in the centre of Sao Bras de Alportel, walking distance to all amenities and offer street parking available.

Sitting in a corner position of the town allowing easy access to the property and especially the wonderful courtyard, very few to be found of this quality and size in the town centre.

Within the courtyard there are additional storerooms for tools and miscellaneous tools, a large room/workshop or potential studio.

The property benefits from a wonderful, covered terrace that overlooks the courtyard with a cottage garden full of mature trees, shrubs and plants.

Wonderful dining area for entertaining friends and family.



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Property Particulars:

Property Type: Villa / Townhouse  
Bedrooms: 2+1  
Bathrooms: 2+1  
Plot Size: 290 m2  
Build Size: 265 m2  
Year of Construction: pre 1951  
Views: Countryside and Town  
Airport: 20 Minutes  
Beach: 20 Minutes  
Shopping: 5 Minutes  
Energy Rating: Awaiting  
Price: €465,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Mains Water
- Solar Hot Water System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Attic
- Fully Fenced Plot
- Private off street Parking
- Outside Lighting
- Courtyard
- Walking Distance to amenities
- Central location
- Terrace
- Country Side Views
- Ideal for B&B
- Double Glazing
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fibre Optic Available
- Pellet Burner
- Garden
- Covered Terrace
- Thermal Insulated
- Secluded private gardens
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: A
- South Facing
- House with Annex



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