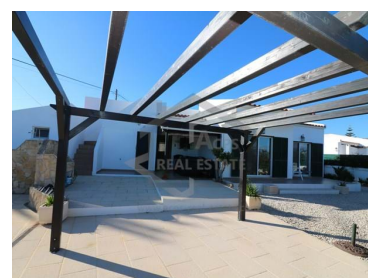
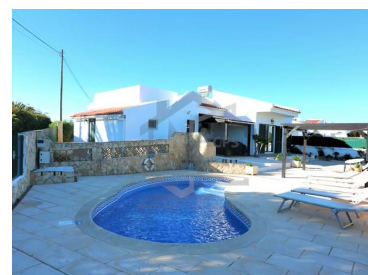




## Guia - Villa



**3** Bedrooms    
 **2** Bathrooms    
 **721** Area (m<sup>2</sup>)    
 Garage    
 Swimming Pool    
 **745 500 €** (EUR €)

## Albufeira, Gaia 3 Bedroom Single Story Detached Villa for Sale with Pool

Welcome to this charming 3-bedroom ground-floor villa in the peaceful area of Guia, Albufeira—a perfect blend of modern comfort and countryside charm. Whether for a family home, investment, or tranquil retreat, this property offers unmatched versatility and relaxation.

The villa welcomes you with a bright entrance hall leading into a spacious open-plan living and dining room, complete with a cosy fireplace (salamander), creating an inviting space for family gatherings. The modern renovated kitchen comes fully equipped, complemented by a pantry and laundry room for practical living.

The home features three bright bedrooms, two with direct access to the garden and pool area,



**Calvin Gibson**

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AMI 12086

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bringing the outdoors seamlessly into your living space. A full bathroom with a walk-in shower and an additional guest WC ensure convenience for all.

Nestled in the heart of the Algarve, this stunning 3-bedroom ground-floor villa offers the perfect balance of peaceful surroundings and modern convenience. Located in the charming area of Guia, Albufeira, this home is an idyllic retreat for those seeking comfort, style, and effortless indoor-outdoor living.

Upon entering, you are greeted by a spacious entrance hall leading to a bright and airy living and dining area. The room features a cosy fireplace (salamander), creating a warm and inviting atmosphere. The fully renovated kitchen is equipped with modern appliances and flows seamlessly into a pantry and laundry room, ensuring functionality for everyday living.

The villa comprises three generous bedrooms, two of which enjoy direct access to the garden and pool area, filling the spaces with natural light and a connection to the outdoors. A modern walk-in shower bathroom and a guest WC provide convenience and style.

For ultimate flexibility, the converted garage has been transformed into a self-contained apartment with its own kitchen, bedroom, and bathroom. Perfect for hosting guests or as a private rental opportunity, this additional space offers comfort and privacy.

The exterior is equally impressive. A pristine saltwater pool sits at the heart of the generous outdoor leisure area, surrounded by sun terraces and dining spaces ideal for al fresco living. An outdoor storage unit, ample parking for three cars, and beautiful countryside views enhance the property's charm. From the roof terrace, you can enjoy distant sea views, making it the perfect spot to unwind and take in the stunning Algarve sunsets.

Situated in a semi-rural location, the villa enjoys the tranquility of the countryside while being just a short drive from the picturesque village of Guia, renowned for its exceptional restaurants and local charm. The vibrant town of Albufeira, with its world-famous beaches, golf courses, and Algarve Shopping, is only 10 minutes away.

#### Property Particulars:

Property Type: Villa

Bedrooms: 3

Bathrooms: 2

Plot Size: 721 m<sup>2</sup>

Build Size: 134 m<sup>2</sup>

Year of Construction: Renovated

Views: Countryside and Sea (distant)

Airport: 35 Minutes

Beach: 10 Minutes

Shopping: 10 Minutes

Energy Rating: B

Price: €745,500



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## Property Features

- Double Glazing
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Solar Hot Water System
- Mains Sewage
- Telephone Available
- Fibre Optic Available
- Attic
- Garden
- Covered Terrace
- Private off street Parking
- Outside Lighting
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: B
- Garage
- Distant Sea Views
- House with Annex
- Mosquito Screens
- Fireplace
- Mains Water
- Electric Hot Water System
- Water Purification System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Pool
- Fully Fenced Plot
- Salt Water Pool
- Annex
- Secluded private gardens
- Walking Distance to amenities
- Central location
- Terrace
- Country Side Views
- Single Storey Property



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