



## São Brás de Alportel - Villa



**3** Bedrooms    
 **2** Bathrooms    
 **223** Area (m<sup>2</sup>)    
 **1053** Land Area (m<sup>2</sup>)    
 Garage    
 Swimming Pool    
 **620 000 €** (EUR €)

### Faro, Sao Bras De Alportel 3-bedroom South Facing Villa with Pool and Terrace

A well maintained 3-bedroom split level villa, offering spacious accommodation, offering 3 bedrooms, 2 bathrooms, fitted kitchen, lounge with large covered south facing terrace. Swimming pool, garage, and off-street parking.

#### Description of the Property

Upon entering the property, you will find a spacious living/dining room with a fireplace, which leads to a closed terrace, providing an excellent additional space. The kitchen is well-equipped and functional, ideal for daily use. On the same floor, you will find the master suite, while the two other bedrooms are located on the lower floor, with direct access to the pool area. The large terrace surrounding the heated pool, complemented by a pergola, invites relaxation and social gatherings.



**Calvin Gibson**

912 388 211 <sup>2</sup>

calvin@acps-real-estate.com

T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E calvin@acps-real-estate.com

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)



In terms of comfort and efficiency, the house is equipped with double-glazed windows, gas central heating, and solar panels. The well-maintained garden is easy to care for, completing the property. The house is connected to the water and sewage network, and it offers good access, ensuring convenience and practicality

**Outside:**

The property sits in a fully enclosed private plot, in a south facing position, mature gardens , driveway for off street parking and additional access to a large garage. Covered terraces , sunbathing terrace

**Property Particulars:**

Property Type: Villa

Bedrooms: 3

Bathrooms: 2

Plot Size: 1053 m2

Build Size: 223 m2

Year of Construction: 1999

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 5m x 8m

Energy Rating: C

Price: €620,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fibre Optic Available
- Pool
- Fully Fenced Plot
- Chlorine Pool
- BBQ
- Electric Gates
- Secluded private gardens
- Central location
- Terrace
- South Facing
- Double Glazing
- Security Shutters
- Gas Central Heating
- Mains Water
- Solar Hot Water System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Garden
- Covered Terrace
- Private off street Parking
- Car Port
- Outside Lighting
- Quiet Neighbourhood
- Energetic certification: C
- Garage
- Country Side Views



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