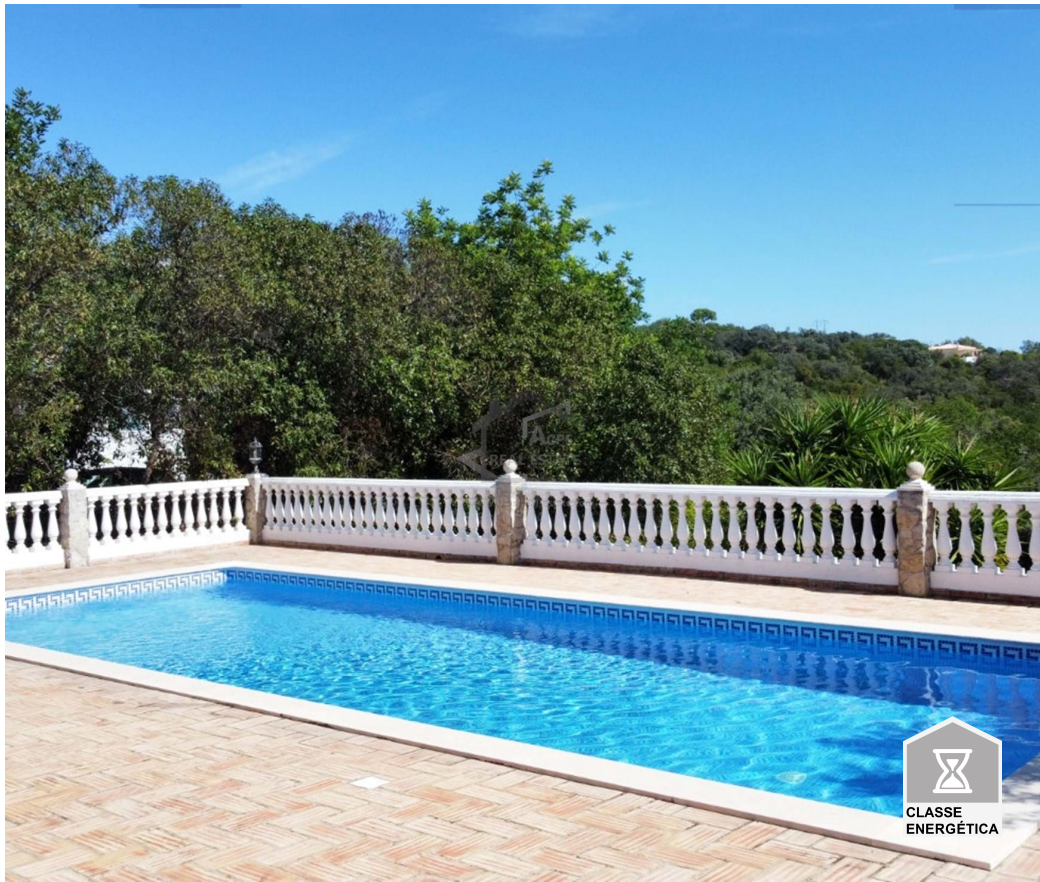




São Brás de Alportel - Villa



3 Bedrooms
 3 Bathrooms
 313 Area (m²)
 1450 Land Area (m²)
 Garage
 Swimming Pool

699 500 €
(EUR €)

Sao Bras De Alportel, Gralheira. 3 Bedroom, 3 Bathroom Detached Villa with Swimming Pool and Garage

Description of the Property

A well-maintained detached villa, offering spacious accommodation including 2 double bedrooms with private en-suites, master bedroom with en-suite and walk in dressing room, good size lounge with large dining room, office, library, and excellent fitted kitchen with utility room, wonderful fully glazed covered terrace overlooking the swimming pool. Detached garage and work shop, storage room and pump room. Mature gardens with sweeping driveway, and parking. Walking distance to local Hotel and restaurants

The property sits in a private plot all on one floor, a private and peaceful location within walking distance of the town of Sao Bras De Alportel. Built in 2006 the property benefits from UPVC double-



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glazed windows with a Tilt-and- Turn opening system, and a wooden beamed ceiling with insulations. Underfloor heating is supplied in the lounge, dining room, master bedroom, and en-suite, and in the 2 double bedrooms they have wall wall-mounted heating system. The lounge also has the additional benefit of a log-burning fire place. The swimming pool is salt water with a Pool cover and an outside shower.,

The Property is laid out on one floor as follows:

On entering the property, you have the main entrance door leading to the central hallway/reception with a cloakroom and an inner hallway leading to two double bedrooms, both with fitted wardrobes and ceiling fans and with en-suite shower rooms. Double wooden glazed door from the reception leading into the lounge with high ceilings, log burner, additional wall mounted heaters and under floor heating , patio doors opening onto a lovely covered terrace, overlooking the garden. The lounge also has a feature spiral staircase leading to a mezzanine wooden floor creating a library. Off the lounge, you have a storage/office room and the master bedroom, a huge bedroom with walk-in dressing room/hanging clothes, and the master bathroom with a bath and separate shower.

Additional double wooden glazed doors access the dining room, again a very good-sized room with patio doors accessing the full-length covered terrace and with a door leading into a well-furnished working fitted kitchen with a separate utility room. The door also leads from the kitchen to the covered terrace.

The covered terrace has been glazed with opening glass doors creating another useful area for entertaining with a brick built-in BBQ and outdoor kitchen. All overlooking the wonderful terrace and swimming pool.

Outside:

Access to the property is via the village tarmac road, with electric remote-controlled double gates accessing the property, with a Calçada natural stone driveway with a turning point, leading to the garage with an up-and-over door for private off-street parking, the garage also benefits from additional space ideal to create a workshop and potential conversion to create a self-contained one-bedroom apartment.

The garden is walled to all boundaries with mature trees and shrubs with an automatic irrigation system and has been designed for easy maintenance.

Property Particulars:

Property Type: Villa

Bedrooms: 3

Bathrooms: 3

Plot Size: 1450 m2

Build Size: 313 m2

Year of Construction: 2006

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 10m x 4m

Energy Rating:



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Price: €699,500.00

Property Features

- Double Glazing
- Fireplace
- Underfloor Heating
- Mains Water
- Solar Hot Water System
- Wi-Fi Available
- Internet Available
- Ceiling Fans
- Garden
- Mature Irrigated Gardens
- Private off street Parking
- Garage
- Outside Lighting
- Outdoor Shower
- Quiet Neighbourhood
- Central location
- Terrace
- Country Side Views
- Mosquito Screens
- Electric Central Heating
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fitted Wardrobes
- Pool
- Covered Terrace
- Salt Water Pool
- BBQ
- Electric Gates
- Secluded private gardens
- Out Door Kitchen
- Walking Distance to amenities
- Energetic certification: In process
- Garage
- Single Storey Property



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