



## São Brás de Alportel - Villa



**3** Bedrooms    
 **2** Bathrooms    
 **850** Area (m<sup>2</sup>)    
 **850** Land Area (m<sup>2</sup>)    
 Swimming Pool    
**595 000 €** (EUR €)

### Sao Bras De Alportel 3 bedroom Detached villa with swimming pool and Jaquzzi

#### Description of the Property

A bright and spacious single-story 3-bedroom detached villa with easy-to-maintained mature garden great terraces and a swimming pool. The property benefits from a separate Jacuzzi and with roof terrace with distant views of the coastline of Faro. The property over the years has been upgraded including a great utility room/second kitchen with drinks fridges, washing machine, and tumble dryer, 2 double bedrooms with fitted wardrobes and family shower room, a master bedroom with en-suite facilities, lounge with dining area, fitted kitchen and larder. All are enclosed in a fully walled and fenced private plot.

The Property is laid out on one floor as follows:



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AMI 12086

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



Enter the property through the side entrance passing the terrace with a swimming pool and outdoor covered terrace with an eating area and BBQ. Once entering the property, you have a second kitchen with a Bar and drink fridges used also as the utility room. Inner hallway/entrance room with access to two double bedrooms with fitted wardrobes, ceiling fans, and air conditioning units. Both bedrooms share the family upgraded shower room, the master bedroom has patio doors leading to the garden, and with terracing, and the master benefits from fitted wardrobes, ceiling fan and air conditioning, and its own private en-suite shower room. The hallway leads through to a large open-plan lounge with a dining room that has been expanded to include the covered terrace into the lounge, patio doors run along the covered terrace creating lots of light in the lounge. Fully fitted kitchen with pantry and the housing for the central heating boiler. To the rear of the property, an additional free-standing building has been created comprising a conservatory/office, a double bedroom with a small en-suite shower room, and various storage units. These are not registered and could be easily dismantled to create additional outdoor space. The property also has the benefit of a roof terrace accessed externally via a stone staircase which offers great views of the distant coastline of Faro.

#### Outside:

The property sits in a private location with access via a tarmac village road with little passing traffic as it's located at the end of the road. Nice neighbours and properties within the locality. Off-street parking for 3 cars and the main plot is privately walled and screened. Flat terracing with a kidney-shaped pool with the bonus of a jacuzzi, outdoor covered wooden terrace for dining with BBQ, and outdoor kitchen. The main mature garden is easy to maintain with shrubs and fruit trees with irrigation.

#### Property Particulars:

Property Type: Villa

Bedrooms: 3

Bathrooms: 2

Plot Size: 850 m<sup>2</sup>

Build Size: 200 m<sup>2</sup>

Year of Construction:

Views: Countryside and distant sea views

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 15 Minutes

Swimming Pool Size:

Energy Rating: C

Price: €595,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fitted Wardrobes
- Pool
- Fully Fenced Plot
- Mature Irrigated Gardens
- Private off street Parking
- Annex
- Outside Lighting
- Courtyard
- Quiet Neighbourhood
- Central location
- Terrace
- Distant Sea Views
- House with Annex
- Double Glazing
- Security Shutters
- Gas Central Heating
- Mains Water
- Gas Hot water System
- Wi-Fi Available
- Internet Available
- Water Cisterna
- Garden
- Covered Terrace
- Chlorine Pool
- BBQ
- jacuzzi
- Secluded private gardens
- Out Door Kitchen
- Roof Terrace
- Energetic certification: C
- Country Side Views
- Single Storey Property
- Private Roof Terrace



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