



## São Brás de Alportel - Villa



**2** Bedrooms  
**1** Bathrooms  
**62** Area (m<sup>2</sup>)  
**1011** Land Area (m<sup>2</sup>)

**295 000 €**  
(EUR €)



## Sao Bras De Alportel, Gralheira Traditional 2-Bedroom Cottage with Mature Orchard Ideal For Renovation

### Description of the Property

A really charming Semi-Detached Cottage located in a really charming location within the village of Gralheira, a short distance from the centre of Sao Bras De Alportel. Totally livable at present offering a lounge/kitchen, sitting room, bathroom 2 bedrooms, hallway, and room leading to the roof terrace. Additional large outbuilding ideal for the self-contained annex.

The property has been well maintained over the years with a renovation completed allowing a new roof to be constructed in concrete, wiring, and plumbing. Generally, the property is in very good condition with a great south-facing aspect and a large terrace. The property does offer lots of options to renovate further and create a different internal layout and the potential to expand the footprint



**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)



subject to local planning submission. The gardens are very private with a driveway to the property with many mature fruit trees and the supply of a borehole allowing plenty of water for the garden. A wonderful south-facing terrace with a pergola and a large roof terrace. The property also has the benefit of an additional building at present as a workshop with additional old animal pens which could be converted if required into additional accommodation. The property offers lots of options. Great Investment.

The Property is laid out on one floor as follows:

Enter the property through double metal gates onto a concrete driveway passing the orchard and leading to the property, with plenty of parking areas. The house itself has two doors leading into the house. The main door from the kitchen/lounge with at present a small useful working kitchenette and living room with fireplace, family bathroom, and a door leading into another snug/sitting room. A door also leads from this room into a great storage/single room with the internal staircase leading to the roof terrace. The roof terrace is fully waterproofed and offers beautiful countryside views. An additional good-sized hallway leads from the lounge area with an external door leading directly onto the south-facing terrace and the garden and also access two double bedrooms, both with south-facing windows full of sunshine.

Outside:

The property although it is attached to a neighbor is totally private, fully walled or fenced to all the boundaries, great sun aspect all year round, benefitting from mature fruit trees in the front garden with a borehole and two water storage tanks, the main south facing garden is a great blank canvas with a large carob tree and a few mature trees waiting for the personal touch to create a tranquil garden or the addition of a great swimming pool. Lots of options. Within walking distance to restaurants and local hotel.

Property Particulars:

Property Type: Villa / Farmhouse

Bedrooms: 2

Bathrooms: 1

Plot Size: 1011 m<sup>2</sup>

Build Size: 62 m<sup>2</sup>

Year of Construction:

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Energy Rating: F

Price: €295,000



**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)



## Property Features

- Security Shutters
- Mains Water
- Electric Hot Water System
- Wi-Fi Available
- Internet Available
- Garden
- Fully Fenced Plot
- Annex
- Secluded private gardens
- Walking Distance to amenities
- Central location
- Terrace
- Country Side Views
- Fireplace
- Mains Electricity
- Septic Sewage tank
- Telephone Available
- Water Cisterna
- Bore Hole
- Private off street Parking
- Outside Lighting
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: F
- South Facing
- House with Annex



**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)