



## 2 Bedroom Villa For Sale in São Brás de Alportel

Ref: Saxifraga

This two-bedroom, well-restored traditional Portuguese house with high ceilings throughout is located within walking distance of the town centre of São Brás de Alportel, as well as enjoying good local cafes and restaurants within a short stroll. The area is perfect for keen walkers and off-road cyclists.

Enter through the double doors into the spacious and open plan sitting/dining/fitted kitchen, enjoying high ceilings and a wood burner. Off this room is a double bedroom presently used as a twin. Along an internal hallway, there is a full wall of built-in cupboards/wardrobes and also a spacious bathroom with a shower over the bath. Enter the larger of the two double rooms that enjoys double doors to an outside terrace that then leads to the rest of the garden. A very useful and spacious storeroom/utility is to be found off the rear terrace.

The garden arranged over terraces enjoys a large, covered area next to the house and follow the path around to a further covered outside eating area, enjoying the benefit of a BBQ area and ideal for alfresco dining. Take a few steps up you will find the swimming pool terrace with plenty of space for sun loungers. The land further extends up the hill and there are lovely quiet areas to relax and enjoy the views across the valley, sitting amongst the indigenous trees. The property benefits from off-road parking

|                                                                                                          |                                                                                                           |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  2 bedrooms         |  1 bathroom          |
|  113 m <sup>2</sup> |  7468 m <sup>2</sup> |
|  Pool               |                                                                                                           |
| <b>€ 395,000</b>                                                                                         |                                                                                                           |

### Features

- Pool
- Terrace
- Proximity: Mountain
- Proximity: Open field
- Garden
- Barbecue
- Thermoaccumulator
- Septic tank
- Quiet Location
- Parking space
- Wood burner
- Equipped kitchen

São Brás de Alportel is famously known for being a flat town in the Algarve & therefore ideal for anyone wishing to go about daily life on foot. There is no shortage of good restaurants & cafes, the busy Municipal market, excellent array of shops, several supermarkets, the museum offering many classes & clubs, an indoor swimming pool and outdoor lido, tennis & paddle courts & good medical services. The town is located on the edge of the beautiful Serra do Caldeirão & benefits from being within a half an hour drive of Faro International Airport & the beaches of the Algarve.

This property is presented by Quintas and Casas, voted the best boutique real estate agency in Portugal in 2024.

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## Features

- Uninterrupted views
- Kitchenette
- Mosquito nets
- Built year: Pre 1951
- Energy Rating E