



5 Bedroom Villa For Sale in São Brás de Alportel

Ref: Campanula

Set in the countryside just outside the bustling town of Sao Bras de Alportel this painstakingly restored & presented, detached traditional Portuguese farmhouse is set in a spacious south facing fully enclosed grounds & offers 4 double bedrooms & 3 bathrooms in the main house & with the addition of a further one-bedroom detached guest house annex

Enter through the electric gate & the driveway offers ample parking under a cart-lodge style car port with the benefit of an electric car charging point. The mature garden that surrounds the house intertwines with pathways leading to various terraces including the pool area with the benefit of a heated swimming pool, a lovely outside covered dining area, outside kitchen area, low walled herb garden & a lawn & natural area beyond, with Cyprus trees, olive, citrus, peach & plum all of which are irrigated from the well within the garden.

Through the front door the main spacious entrance hall leads either to a further hallway, off which are two of the spacious double guest bedrooms, both en-suite & one also benefiting from a dressing room, to the fully fitted kitchen beyond. Walk the other way & you will find yourself in the spacious sitting/dining room with doors out to a south facing terrace and the pool terrace beyond.

	5 bedrooms		4 bathrooms
	265,8 m ²		3255 m ²
	1970		Pool
€ 1,299,000			

Features

- Pool
- Air conditioning
- Video entry system
- Terrace
- Solar orientation: South
- Built year: 1970
- Garden
- Barbecue
- Balcony
- Solar system
- Electric entrance gate
- Septic tank

Stairs lead to the first floor with spacious master bedroom, a large bathroom with shower & bath & the fourth double bedroom. All rooms of which have double doors & pretty Juliet balconies & benefit from lovely views of the garden & rolling countryside beyond. There is in addition a dressing room to this floor.

Walk from the main house & you find a detached building benefiting from a large utility room which includes the solar water tank & enter further through double doors to the guest house annex offering sitting room with wood burner, double bedroom with fitted wardrobes, a fully equipped kitchen with door out to the garden & a spacious shower room.

The property benefits from having also just been decorated both internally and all of the exterior. New air conditioning has been fitted throughout, and the property benefits from underfloor heating throughout & solar hot water. Mains water.

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, an 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's 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

- Irrigation System
- Mains water
- Quiet Location
- Under floor heating
- Wood burner
- Equipped kitchen
- Uninterrupted views
- Floors: 2
- Wifi Network
- Guest cottage
- Walk-in wardrobe
- Heat Pump
- Mosquito nets
- Solar Panels
- Heated Pool
- Safe
- Well
- Energy Rating B-