



3 Bedroom Villa For Sale in São Brás de Alportel

Ref: Agapante

Nestled on a cul-de-sac, discover this 2-storey villa with a total area of 300m² of construction, very well presented and maintained, offering a perfect family home of tranquillity and convenience.

Upon arriving at the property, you will find parking for 2/3 cars outside. The electric gate leads you to the spacious garage with a laundry area and plenty of storage space.

On the ground floor, you are welcomed by the entrance hall, a spacious and bright living room with direct access to the terrace and swimming pool, a small storage room, an open-plan dining room with a fully equipped kitchen with quality appliances. In a more private area, there are two large bedrooms, one en suite, a bathroom and a large corridor with built-in wardrobes. On the upper floor, you will find the very spacious master suite with 2 built-in wardrobes, a bathroom with a bathtub and shower, and views of the mountains and pool.

There is also the possibility of creating another bedroom on the upper floor, as there is already a pre-installation for a bathroom and space for a bedroom.

The entire house is very bright and airy and features unique finishes, solid white wood ceilings, stone bathrooms, brick-lined walls, red ceramic floors, and solid wood wardrobes.

Comfort is assured throughout the year with air conditioning for heating and cooling in all rooms, a fireplace with a heat recovery unit in the living room and water heating

 3 bedrooms	 3 bathrooms
 273 m ²	 1280 m ²
 2016	 Pool
€ 895,000	

Features

- Proximity: Shopping
- Garage
- Main drainage
- Pool
- Air conditioning
- Video entry system
- Hydrotherapy Bath
- Furnished
- Proximity: Mountain
- Proximity: Open field
- Views: Mountain views
- Built year: 2016

panels. The A energy certification guarantees its efficiency.

Outside, you can enjoy the fully walled stone grounds, which provide security and privacy, Portuguese cobblestone paving around the house, a 9x4m swimming pool, beautifully presented and maintained green spaces, and summer meals under the beautiful custom-made wooden pergola with outdoor kitchen, bar and barbecue.

Its location is perfect, just 5 minutes from São Brás de Alportel and only 20 minutes from Faro Airport.

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.

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Features

- Garden
- Barbecue
- Double glazing
- Automatic irrigation
- Walled land area
- Security alarm
- Internet connection available
- Closed fireplace
- Proximity: Public Swimming Pools
- Electric entrance gate
- Septic tank
- Views: Pool view
- Mains water
- Quiet Location
- Security door
- Equipped kitchen
- Floors: 2
- Electric garage gate
- Solar hot water
- Photovoltaic electric panels
- Mosquito nets
- Fully air-conditioned house
- Energy Rating A
- Energy Rating B-