



5 Bedroom Villa For Sale in São Brás de Alportel

Ref: Lake View

Rural Tourism & Premium real estate opportunity in Southern Portugal with breathtaking views, nestled on a hillside just 4 km northeast of the historic bustling town of Sao Bras de Alportel and right on the edge of the Serra do Caldeira

The house, pool, garage and terraces, as per the approved plans total 580 m2 but there is the option to further extend up to 2000 m2 under Rural Tourism

This spacious 5-bedroom villa, currently under construction, offers a once-in-a-lifetime opportunity to complete and create the style you wish for your new home. Set in a quiet location and yet just minutes from excellent amenities. With the option to purchase the property at the early stage of foundation plate complete and garage framework complete, or once the structure of the build is completed.

The design of the villa gives a wonderful mix of traditional Quinta features with a modern twist, with the emphasis also on ensuring that the wonderful view of the lake in the valley is enjoyed from as many rooms as possible, with the master suite (with private terrace), open plan living area, and all 4 guest bedrooms leading onto south-facing terraces. One of the guest bedrooms has been designed as a family room, allowing for separate sleeping areas.

The open plan living space, which enjoys a vaulted 5 m high ceiling leads onto the main South-facing terrace. The whole area, 127 m2 in total, offers plenty of space for entertaining but also for everyday living, and steps lead down into a cozier snug area.

 5 bedrooms	 6 bathrooms
 472 m ²	 14565 m ²
 Pool	
€ 1,950,000	

Features

- Proximity: Shopping
- Pool
- Borehole
- Solar orientation: South
- Proximity: Mountain
- Views: Lake view
- Double garage
- Proximity: Pharmacy
- Floors: one
- Energy Rating A

The open-plan kitchen area leads to a separate pantry/laundry room tucked behind. A guest cloakroom is conveniently positioned by the front door.

The master bedroom suite is set away from all the other bedrooms and enjoys a double aspect overlooking the lake and onto a private terrace. Not only will this room benefit from a spacious master bathroom but a dressing room which extends further into what could be used as a private office.

The whole swimming pool area has been set away from the house. Another wonderful place for entertainment and relaxation, but also to allow for different areas but it would be possible to move the location of the pool to beside the villa as part of the process.


The garage and technical room (hidden into the hill behind the villa) is 70 m².

This tranquil location benefits from views and access to a picturesque lake. While the lake is public and to be used by everyone, it is rarely frequented other than by local friendly fishermen. With the clearest night skies, this valley is a stargazer's paradise.

The borehole benefits from a Grundfos solar pump.

The main structure of the house will be LSF construction and built by a local respected builder and this benefits from the most thermally and acoustically efficient build standard ensuring the villa will be cool in summer and warm in winter.

Important note: The CAD drawings are a representation of what the villa could look like and are purely a representation

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