



5 Bedroom Farmhouse For Sale in São Brás de Alportel

Ref: Ava

This spacious Quinta and independent cottage offers not just a superb family home, it offers very good space for a couple when friends and family visit and it offers an exceptional investment opportunity. With its layout and separate accommodations, it is ideally suited for a boutique Bed & Breakfast, wellness retreat, or holiday rental business allowing owners to capitalise on the Algarves thriving tourism market.

Nestled within wonderful landscaped, fully fenced grounds, with large heated pool and surrounding tranquil terrace, offering privacy and the perfect place to sunbathe, this traditional property offers a rare blend of authentic character, generous living space, and outstanding business opportunity in the heart of the Algarve, being 10 minutes away from both Sao Bras de Alportel & Moncarapacho, a 20 minute drive to the coast and renowned beaches and islands of the Ria Formosa and less than 30 minutes to Faro International airport.

The main Quinta offers a sensible layout, with access from the covered parking area straight into the dining room which then leads to the kitchen with door out to the garden. On the ground floor, two of the three spacious double bedrooms benefit from their own en-suite facilities ideal for hosting guests or accommodating family with ease. There is an independent shower room that is used by bedroom three, but also for general guests visiting. A separate office could also provide a further sleeping area if required. Upstairs, two further generously proportioned bedrooms share a

 5 bedrooms	 4 bathrooms
 441,3 m ²	 4453 m ²
 1970	 Pool
€ 950,000	

Features

- Proximity: Shopping
- Garage
- Pool
- Air conditioning
- Fireplace
- Borehole
- Terrace
- Solar orientation: South
- Built year: 1970
- Proximity: Mountain
- Garden
- Barbecue

well-appointed bathroom, creating a perfect private retreat.

The living accommodation is equally impressive, featuring a large and inviting living room, a well-sized kitchen, perfectly functional but in need of modernisation, a separate dining room for entertaining, and a practical utility room. An internal spacious hallway leads you through the house and also takes you out into the garden. Every space has been designed with both functionality and relaxed Algarve living in mind.

Set within the grounds is a delightful two-bedroom cottage, offering comfortable independent accommodation. Both the main house and the cottage enjoy direct access to a private and pleasant swimming pool area with a heated pool (heat pump): perfect for relaxation or guest enjoyment.

The main Quinta benefits from underfloor heating throughout with a heat pump. There is a full photovoltaic solar system with batteries, and a solar/heat pump water system. The property also benefits from its own borehole, so overall running costs are very low for a property of this size.

The gardens are a true highlight, showcasing a variety of mature trees and thoughtfully designed planting schemes that provide shade, colour, and year-round interest. As the plot is relatively flat, there are open areas that could be utilised for a range of activities: there is already an area for petanque.

The fully enclosed plot ensures privacy and security, enhancing the tranquil atmosphere throughout the property. Access for vehicles is via two independent gates: one with an automatic opener and covered parking that leads conveniently to the back door and into the dining room, and the other is the main gate with a sweeping circular driveway leading both to the cottage with an ample parking area and then back past the outbuildings. There is also a useful pedestrian gate.

Additional features include a workshop with an adjoining studio, offering exciting possibilities for creative use, further guest accommodation, wellness spaces, or simply valuable storage.

The property has been well-maintained by the present owners, but further aesthetic investment would be a consideration for a buyer. The property and all that it offers have been priced keenly to reflect this.

To fully appreciate all that this property offers, we highly recommend you view the Virtual Tour and floor plans presented.

A unique opportunity to acquire a versatile Quinta combining lifestyle and income potential in one of Portugals most sought-after regions.

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Features

- Solar system
- Internet connection available
- Telephone
- Proximity: Golf course
- Electric entrance gate
- Proximity: Beach
- Septic tank
- Mains water
- Quiet Location
- Under floor heating
- Equipped kitchen
- Sealed land area
- Wifi Network
- Solar heating
- Water Cistern
- Guest cottage
- Solar hot water
- Heat Pump
- Photovoltaic electric panels
- Mosquito nets
- Solar Panels
- Heated Pool
- Energy Rating B