



3 Bedroom Villa For Sale in São Brás de Alportel

Ref: Grace

A charming detached and spacious 3 double bedroom property built in the early 1990's in the style of a traditional Quinta enjoying an elevated position with stunning views of the surrounding Algarve Countryside and enjoying close proximity to the bustling town of Sao Bras de Alportel.

Built in the early 1990s in the style of a traditional Portuguese Quinta this charming and spacious south-facing property set in the beautiful Algarve countryside just outside the bustling town of Sao Bras de Alportel, enjoys an elevated position with sweeping views of the valley surrounding the property. The Quinta benefits from many original features: traditional Santa Catarina tiled floors throughout the interior and to all the terracing, high ceilings with cane and beam, a large south-facing veranda, and sympathetic planting schemes around the house which include lovely large olive pots. A spacious terrace around the swimming pool with an outside kitchen and BBQ area offers a perfect area for entertaining. The Algarve Coast and Faro International Airport are within a half an hour's drive.

Arrive through the gates and the calcada paved driveway leads down to an area with ample parking outside the house and the double garage. Follow the terrace around the house and enter through the front door you will find the hallway and off the hallway are the three double bedrooms, one of which with en-suite shower room and two of which benefit from double doors out to the veranda. In addition, a family shower room with a

 3 bedrooms	 4 bathrooms
 300 m ²	 2527 m ²
 1990	 Pool
€ 895,000	

Features

- Proximity: Shopping
- Garage
- Pool
- Air conditioning
- Borehole
- Terrace
- Solar orientation: South
- Proximity: Mountain
- Proximity: Open field
- Views: Mountain views
- Garden
- Barbecue

linen cupboard and guest cloakroom are located next to the bedrooms. Turn down the hallway in the other direction, leading to the spacious L-shaped sitting room/dining room with two sets of double doors out to the terracing and a wood burner. From the dining area walk into the fully fitted kitchen with granite worktops and splash back and a door to the outside. The south-facing and large veranda offers a wonderful place to sit and relax and enjoy the views: a perfect place for alfresco dining and to watch the sun go down.

Follow the terracing around the house and steps lead down to the spacious swimming pool terrace benefiting from an outside covered kitchen area with BBQ, a food preparation area with sink, water and electric sockets and lights. The pool which is 10 x 5 metres at its maximum point benefits from an independent solar run pump with mains backup. Below the swimming pool terrace is the pump room for the pool and additional storage.

The further benefit of the Quinta are rooms on the same level as the swimming pool terrace. A large laundry room and two further rooms, one of which benefits from double doors to the terrace and another with a side door to the outside. There is also a shower room. This whole area, with the benefit of refurbishment, offers many possible options to further utilise this space.

The double garage houses solar panels and a storage battery that provide some power to the house. There is a large storage room and a large log store to the back of the garage area. Three outhouses provide further storage, including gas bottles for the kitchen, and plant including the pressure pump, water softener and timer controls for an automatic garden irrigation system.

The Quinta's main level benefits from air conditioning throughout, radiators throughout that run off an ionising electric boiler, good storage throughout, double glazing, traditional shutters and mosquito blinds. The property has mains water, borehole, cistern and fosa. A main solar bank is set up that feeds power directly back to EDP and generates an income of up to 160 per month

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

 3 bedrooms	 4 bathrooms
 300 m ²	 2527 m ²
 1990	 Pool
€ 895,000	

Features

- Solar system
- Built year: 1990
- Closed fireplace
- Quiet Location
- Parking space
- Equipped kitchen
- Sealed land area
- Uninterrupted views
- Basement
- Water Cistern
- Mosquito nets
- Solar Panels
- Energy Rating B-