



4 Bedroom Villa For Sale in São Brás de Alportel

Ref: Noah

Upon entering the property, you are greeted by a Portuguese cobblestone path that leads you to the main door and the carport for 2 cars.

Completely renovated in 2019 with great taste, maintaining all its charm, this single-storey villa divides its 200m² between a spacious and welcoming entrance hall, a bright living room with a wood-burning stove and a modern, well-equipped open-plan kitchen with access to a beautiful covered terrace, where you can enjoy the views and sunny afternoons. It also has a laundry/utility room and a guest bathroom. In a more private area, you will find 2 bedrooms with wardrobes and a bathroom shared by both bedrooms, and at the end of the corridor, you will find the master suite with plenty of storage space, a private bathroom with shower and access to the large terrace with a beautiful view of the mountains and swimming pool.

Integrated into the main house but on the lower level, facing the pool, there is an area that has been converted into a one-bedroom flat consisting of a living room, kitchen, bedroom and bathroom. It has a separate entrance, making it the ideal space for entertaining friends and family while maintaining your privacy.

Outside, there is a magnificent swimming pool made of natural stone and treated with salt. There are several parking areas, landscaped areas with mature trees, automatic irrigation and several areas transformed into charming places to sit and relax.

It is equipped with solar panels for water heating, mains water and a septic tank.

 4 bedrooms	 4 bathrooms
 200 m ²	 1810 m ²
 2019	 Pool
€ 990,000	

Features

- Pool
- Video entry system
- Borehole
- Built year: 2019
- Terrace
- Proximity: Open field
- Garden
- Double glazing
- Automatic irrigation
- Electric heating
- Solar system
- Electric entrance gate

The finishes chosen are very noble, making this renovation one of excellence, all with high-quality materials.

Located in a very quiet area, just 2 km from the centre of the historic town of São Brás de Alportel, where you can find all the services and amenities for your daily life. Loulé is 14 km away and Faro is 17 km away.

General Features

Main house: 3 bedrooms, 200 m²

Separate annex: 1 bedroom, 50 m²

Three septic tanks, ready for connection to the public sewer system

☐ Water collection and management system:

5,000 L cistern equipped with independent motor and Aquamatic automatic system

126 m artesian well, iron piping, registered and with submersible motor

Laundry room

AEG tumble dryer

Bosch washing machine

Fully equipped kitchen

Automatic Siemens extractor hood with Wi-Fi connectivity

Bosch electric oven with Wi-Fi, compatible with Home Assistant

Siemens refrigerator with Wi-Fi, compatible with Home Assistant

☐ Siemens electric hob (80 cm) with Wi-Fi

Built-in Bosch dishwasher

Built-in Bosch microwave

Swimming Pool and Leisure Area

10m x 5m reinforced concrete swimming pool, lined with natural stone from Bali/Indonesia.

☐ Automatic salt conversion system

Automatic two-phase programmable motor

Pre-installation for heat pump and waterfall

Underwater lights with manual or smartphone control

Service shower

Pre-installation for washing machines, dishwashers and oven

Separate bedroom and WC

☐ Own electrical panel

Garage, Carport and Outdoor Structures

Garage with independent electrical panel for the outdoor area

Pergola with possibility of finishing

Carport:

Structure prepared for shading

Infrastructure for installation of solar panels

Possibility of future construction of outdoor support with WC

Outdoor Space

13 olive trees, 3 carob trees and more than 20 assorted fruit trees

Automatic irrigation system

Electrical and Home Automation System




☐ Automated and encrypted electrical network, controllable by smartphone, central panel or locally

Expandable smart system with Zigbee protocol, allowing new functions to be added

Programmable automatic control of lights and blinds

Customisable lighting scenarios and presence simulation

Electric blinds with central and local control

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Features

- Septic tank
- Mains water
- Electric shutters
- Quiet Location
- Parking space
- Security door
- Wood burner
- Sealed land area
- Floors: 2
- Solar heating
- Solar hot water
- Energy Rating B-

□ Indoor and outdoor light and presence sensors

Electric gate with remote control and smartphone control

Video door entry system and CCTV with local and cloud recording, both remotely accessible

Mosquito nets on all openings

Comfort and Air Conditioning

Heat recovery unit with forced ventilation and programmable

DAIKIN multisplit air conditioning system (3x1 + 2x1), remotely controlled via Wi-Fi

Pre-installation for photovoltaic panels

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