



## 4 Bedroom Villa For Sale in São Brás de Alportel

Ref: Natalie

Designed in the style of a traditional Portuguese Quinta yet constructed to modern standards, this charming detached villa offers character and comfort on the edge of the bustling town of Sao Bras de Alportel. From the Santa Catarina tiled floors, the cane and beam ceilings and classic shutters to the windows, this property certainly offers many traditional features.

The property provides spacious and versatile accommodation, including four double bedrooms, all with en-suite facilities. One of the bedrooms also benefits from a spacious store room/office which could very easily be used as a baby or child's bedroom. A guest cloakroom adds further convenience for visitors.

The heart of the home is a bright and welcoming open-plan sitting and dining room with high ceilings and a feature fireplace, creating a wonderful sense of space and warmth. This room also enjoys double arched doors out to the garden and a further door to the lovely, covered terrace outside: an ideal place for alfresco meals. The fully equipped kitchen is conveniently just off the living space. The property benefits from radiator heating throughout, being an LPG system, ensuring year-round comfort.

Outside, the villa is set within a comfortable fully enclosed plot with mature landscaped planting schemes and a variety of terraces designed to enjoy the Algarve lifestyle. The heated saltwater swimming pool is surrounded by spacious sun terraces, complemented by additional seating and entertaining areas, together with a useful pool and storage

|                                                                                                            |                                                                                                          |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  4 bedrooms           |  5 bathrooms        |
|  133,3 m <sup>2</sup> |  967 m <sup>2</sup> |
|  Pool                 |                                                                                                          |
| <b>€ 895,000</b>                                                                                           |                                                                                                          |

### Features

- Proximity: Shopping
- Main drainage
- Pool
- Fireplace
- Terrace
- Proximity: Hospital
- Garden
- Double glazing
- Automatic irrigation
- Walled land area
- Gas central heating
- Closed fireplace

room. The planting scheme of the garden has also been designed with low maintenance in mind and there is an irrigation system for borders and pots. The pool heater is the latest inverter technology resulting in faster heating times & cooling times and the salt generator is in the same category with a self-cleaning mode.

The property enjoys lovely countryside views, particularly towards the Serra, while remaining conveniently located with easy access to the amenities, restaurants and shops of São Brás de Alportel.

A beautifully maintained home combining traditional charm with modern convenience in a sought-after location. Sao Bras de Alportel is a popular inland Algarve town and yet Faro international airport and the Algarve Coast are within a 30 minute drive of this property.

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## Features

- Proximity: Pharmacy
- Irrigation System
- Mains water
- Quiet Location
- Heating
- Equipped kitchen
- Heat Pump
- Mosquito nets
- Office
- Heated Pool
- Gas system
- Energy Rating E