



## 4 Bedroom Land with project For Sale in São Brás de Alportel

Ref: P61

This plot of land, with an approved project, offers the possibility of building a villa with modern and elegant features, with 2 floors + basement, and generous areas.

Located just 5 minutes from the centre of the bustling town of São Brás de Alportel, in a quiet and peaceful area of ultra-modern villas with a communal pool, you can enjoy the views of the surrounding countryside and the tranquillity.

This 4-bedroom project offers the following accommodation:

In the spacious basement with an area of 242.48m<sup>2</sup> you can perfectly park 2 cars and take advantage of the 3 rooms where you can create a games space, gym, office, studio, jacuzzi or just for storage.

On the ground floor, when you enter through the main door, you'll find the stairs that take you up to the 1st floor. Following the corridor, you'll find a spacious and bright living/dining room, a large fitted kitchen with plenty of storage, a bathroom and a bedroom with a wardrobe.

Going up to the 1st floor you'll find the master suite with dressing room, 2 bedrooms with fitted wardrobes and a bathroom.

On the roof you'll find a 102m<sup>2</sup> terrace where you can enjoy the views, the sunset and the tranquillity you so desperately need at the end of each day.

It will have solar panels and air conditioning.

In energy terms you can count on Letter A.

 4 bedrooms	 3 bathrooms
 203,28 m <sup>2</sup>	 397,25 m <sup>2</sup>
<b>€ 160,000</b>	

### Features

- Garage
- Main drainage
- Terrace
- Garden
- Mains water
- Quiet Location
- Central location
- Floors: 2
- Basement
- Energy Rating A

São Brás de Alportel is known for being a flat town in the Algarve and therefore ideal for those who want to go about their daily lives on foot. There is no shortage of good restaurants and cafés, the bustling municipal market, an excellent range of shops, several supermarkets, the museum which offers many classes and clubs, an indoor swimming pool and an outdoor lido, tennis and paddle tennis courts and good medical services. The town is located on the edge of the beautiful Serra do Caldeirão and benefits from being half an hour's drive from Faro International Airport and the Algarve's beaches.

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

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