



3 Bedroom Villa For Sale in São Brás de Alportel

Ref: Olivia

Whether you're seeking a full-time residence, a holiday retreat, or the potential of Rental Income this well-maintained, two-storey detached villa offers exceptional comfort just minutes from the vibrant, historic town of São Brás de Alportel. With an easy-to-maintain, fully enclosed private garden, with a swimming pool, and surrounding terraces, its an inviting space for relaxation and alfresco dining. Additionally, the villa features convenient off-street parking directly beside the home for easy access and added privacy. Ceramic flooring runs throughout, with air conditioning in select rooms, and a mix of double-glazed windows and traditional Georgian-style wooden windows and doors.

Upon entering the villa, you're welcomed by a reception hallway with a dining area providing access to a convenient cloakroom, a bright, open-plan sitting room enjoying countryside views, and with a cozy fireplace. Patio doors open onto a terrace perfect for outdoor dining and overlooking the swimming pool. Adjoining the indoor dining area is a fully fitted family kitchen, complemented by an adjoining storage and utility room with a drying area.

On this same floor, the principal bedroom has a private en-suite and patio door leading to a balcony where you will again enjoy the sweeping views of the surrounding landscape. A staircase descends to the ground floor, where you'll find two spacious double bedrooms with fitted wardrobes, a family bathroom, and garden views from each

	3 bedrooms		2 bathrooms
	148,48 m²		206 m²
	1986		Pool
€ 430,000			

Features

- Main drainage
- Pool
- Air conditioning
- Fireplace
- Built year: 1986
- Terrace
- Garden
- Barbecue
- Double glazing
- Mains water
- Quiet Location
- Parking space

window. All the bedrooms benefit from fitted wardrobes, air-conditioning, and double-glazed windows

Set on a charming corner plot, the fully walled and fenced property offers a private oasis with mature shrubs and trees. The outdoor area is primarily laid to terracing and plant-lined borders, featuring a sunbathing terrace, a refreshing swimming pool, a brick-built BBQ, and a secure garden storage room. This lovely outdoor space is perfect for entertaining and relaxing in a serene, natural setting. An area of the lower terrace could easily be made into a private, secure parking space with some minor alterations.

Sao Bras de Alportel is famously known for being a flat town in the Algarve & therefore ideal for anyone wishing to go about daily life on foot. There is no shortage of good restaurants & cafes, the busy Municipal market, an excellent array of shops, several supermarkets, the museum offering many classes & clubs, an indoor swimming pool and outdoor lido, tennis & paddle courts & good medical services. The town is located on the edge of the beautiful Serra do Caldeirão & benefits from being within a half an hour's drive of Faro International Airport & the beaches of the Algarve.

Property Features:

- ☐ Security Shutters
- ☐ Fitted Kitchen
- ☐ Mains Electricity
- ☐ Gas Hot water System
- ☐ Partial Double Glazing
- ☐ Fibre Optic Available
- ☐ Fitted Wardrobes
- ☐ Covered Terrace
- ☐ Chlorine Pool
- ☐ Off-street Parking
- ☐ Outside Lighting
- ☐ Secluded private gardens
- ☐ Wifi and telephone available
- ☐ Quiet Neighbourhood
- ☐ Walking Distance to amenities
- ☐ Central location
- ☐ Secure Lockable Porch

 3 bedrooms	 2 bathrooms
 148,48 m ²	 206 m ²
 1986	 Pool
€ 430,000	

Features

- Sealed land area
- Floors: 2
- Rental licence
- Energy Rating C