



3 Bedroom Villa For Sale in São Brás de Alportel

Ref: Manga

Whether you want a family home or are looking for an investment opportunity that already benefits from an AL License, this property merits an early viewing. Located in the popular area of Campina this well-proportioned and well maintained 3 double bedroom property offers a comfortable home sitting in a fully walled plot with the benefit of off-road parking, swimming pool and surrounding terracing and well planted areas, outside BBQ/dining area, good outside storeroom and separate pool house. With the benefit of being a short walk into town as well as having lovely countryside walks on your doorstep this property truly offers versatility.

The property enjoys many traditional features such as Santa Catarina tiles throughout, many ceilings with traditional beam and cane and yet was only built to modern construction in 2011.

Drive in through the electric gates to an ample parking area with space for 3-4 cars or walk in through the pedestrian gate. The driveway allows you to drive a car right to the front door should you desire, ideal when unloading the shopping.

Walk in through the double front door into the hallway, which benefits from a cosy area and open storage under the stairs. Useful guest wc. Double doors from the hallway lead into the spacious sitting/dining room with the benefit of a fireplace, two sets of double doors out to a covered area and the swimming pool terrace. Walk directly into the spacious kitchen with traditional open storage, hand painted wall tiles, high vaulted

 3 bedrooms	 4 bathrooms
 197,45 m ²	 625 m ²
 2011	 Pool
€ 575,000	

Features

- Main drainage
- Pool
- Built year: 2011
- Air conditioning
- Fireplace
- Terrace
- Furnished
- Proximity: Mountain
- Proximity: Open field
- Views: Sea views
- Garden
- Double glazing

traditional beam and cane ceiling: a door leads through to a back hallway with utility area, door to garden and also there is a good size walk in pantry with two full walls of fitted shelves.

From the hall there is a good size double bedroom with en suite wet room, fitted wardrobes and double doors out to the swimming pool terrace.

Ascend the stairs and off the landing are 2 further spacious double bedrooms. The first benefiting from fitted wardrobes, en-suite wet room and double doors out to a private covered terrace: the second with fitted wardrobes, en suite bathroom with shower over the bath and double doors also to a private terrace.

The garden surrounding the house offers a very practical space again with Santa Catarina tiles used to all terracing and pathways. The 8 x 4 m pool enjoys ample space to relax around it and leads to the BBQ/outside dining area: The perfect place for alfresco dining. A well planted haven at one end of the garden is the perfect place for quiet relaxation and to watch the Algarve sunset. A very useful storage shed and pool house are also to be found in the garden.

For anyone looking a comfortable home or an investment with easy to maintain grounds, this property is an ideal opportunity, and early viewing is highly recommended.

Features:

625 m2 plot

197 m2 accommodation

Full walled plot

Countryside and sea view

Walking distance to Sao Bras de Alportel town centre

Countryside walks on doorstep

Double glazing

Air conditioning to bedrooms

Fireplace

Swimming pool 8 x 4 m

Fiber broadband

Traditional Santa Catarina tiles throughout

Traditional features

Off road parking

 3 bedrooms	 4 bathrooms
 197,45 m ²	 625 m ²
 2011	 Pool
€ 575,000	

Features

- Automatic irrigation
- Security alarm
- Closed fireplace
- Proximity: Public Swimming Pools
- Electric entrance gate
- Proximity: Pharmacy
- Mains water
- Quiet Location
- Parking space
- Equipped kitchen
- Sealed land area
- Floors: 2
- Rental licence
- Energy Rating B-