



Immaculate Villa with Pool in quiet location near Praia do Vau and Alto Golf Course, West Algarve

VILLA IN PORTIMÃO

ref. **LG2235**
122.296.274€



Location +

Town	Portimão
Parish	Portimão
Municipality	Portimão, Faro
Region	Algarve (West)

Details +

Usage	Residential
Type	Villa
Construction Year	2009
Renovation Year	2022
Rooms	6
Bedrooms	5
Bathrooms	5
Floors	3
Furnished	Partly

- Exclusive with Togofor Homes
- Living area: 254m², Construction area 457m²
- 4+1 bedrooms, 5 bathrooms
- Year of construction, 2009, year of renovation 2022
- Quiet location close to amenities
- Close to Alto golf course
- Distance from beach 1km

Contemporary villa close to beaches and golf course is an ideal oasis of tranquillity between Portimão and Alvor. This property is perfect as a family home or as a holiday home/investment. Very spacious and modern very generous bedrooms and bathrooms and a beautiful easy to maintain outdoor area with pool patios & garden. The current owners have recently updated this villa with a new kitchen, new exterior and interior painting, solar panels and a thermodynamic heat pump.

Ground floor

- Entrance hall
- Living room with fireplace, dining area with access to terrace
- Fully fitted, fully equipped new kitchen with access to terrace
- Laundry Room and Utility Room
- 1 Bedroom



YOUR PROPERTY SPECIALISTS

Areas +

Living Area	254 m ²
Usable area	456 m ²
Plot Area	370 m ²

Access +

Tarmac, Driveway, Electric Gates

Parking +

Parking outdoors, Underground
Garage, Triple Garage

Living Room +

Lounge/Dining

Terrace +

Balcony/Terrace, Garden Terrace

Kitchen +

Fully Fitted, Fully Equipped

Other Rooms +

Laundry, Utility Room, Storage
Room, Games/TV Room, Basement

Bedroom +

Fitted Wardrobe

Bathroom +

3 Ensuite Bathrooms, 2 Family
Bathrooms

Heating-Cooling System +

Heat Pump, Fireplace, Pre-Installed
AC

Equipment +

Internet/Phone, Cable/Satellite TV,
Video Intercom, Solar (Water)

Water-Electricity-Drainage +

Mains electric, Mains water, Mains
drainage

Windows +

Double glazing, Electric
Shutters/Blinds

- 1 Bathroom

First Floor

- Principal bedroom with dressing area and en-suite
- 2 double bedrooms with en-suite bathrooms
- Access to terrace with view of golf course

Basement

- Garage and large basement area – space for three cars
- Additional rooms which could be games room, office, or bedroom
- Bathroom
- Technical room and extra storage rooms

Exterior:

- Private pool with landscaped garden
- Countryside views
- Recently painted
- Balconies front and back

Amenities

- Fireplace
- Solar panel for hot water
- Heating with heat pump
- Mains water, drainage and electricity
- Double glazing and Electric shutters

Location

- 1km to the nearest beach
- 400m to golf
- 2.4km to nearest school
- 72km to Faro Airport
- 3km to nearest town Portimão



Lagos Office - ALGARVE:
Marina de Lagos, Edifício Astrolábio, Lote 24-Loja 5
GPS. 37° 6' 41.85" N - 8° 40' 30.251" W

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enquiries@togofor-homes.com
www.togofor-homes.com



YOUR PROPERTY SPECIALISTS

Pool +

Swimming Pool, Saltwater, Shower

Garden +

Landscaped, Walled

Exterior +

18 Hole Golf Course

Views +

Countryside View, Golf View, Views of surrounding houses

Extra Features +

Modern Construction



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PHOTO GALLERY



Living Room



Living/Dining



Pool



Kitchen



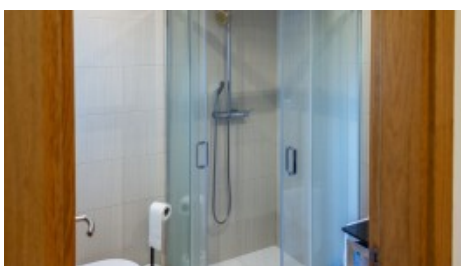
Kitchen



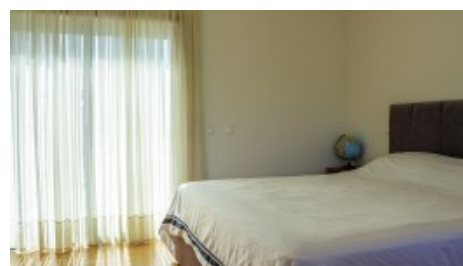
Terrace



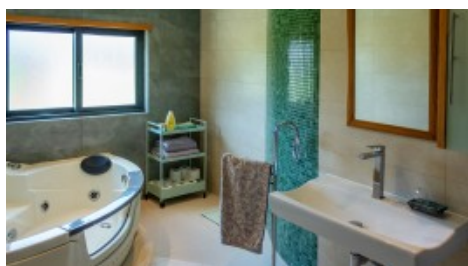
Bedroom - Ground Floor



Bathroom - Ground Floor



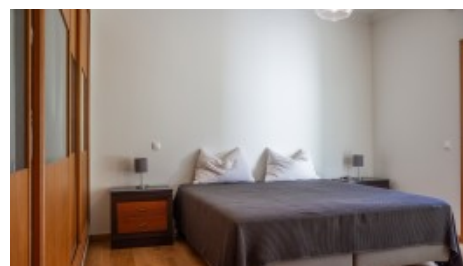
Main Bedroom



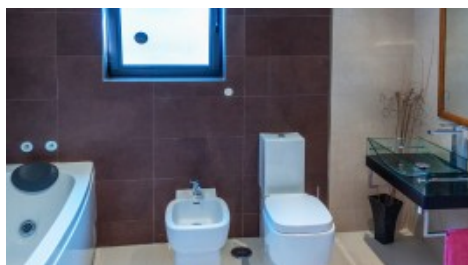
Principal Bathroom



Main Bedroom Terrace



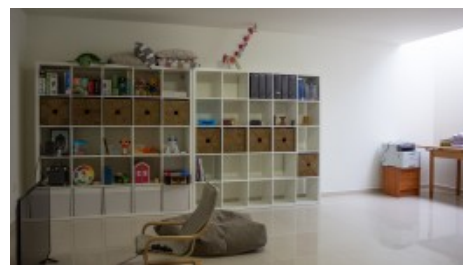
Bedroom 3



En-Suite



Bedroom 4



Basement



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Garage



Side of property



Urbanisation



Nearby Beach - Praia do Vau



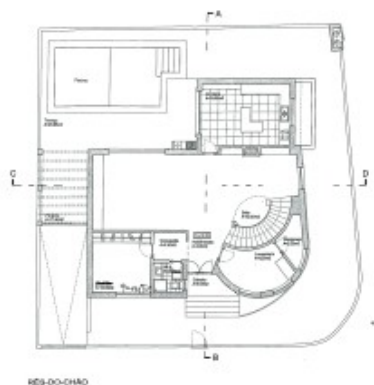
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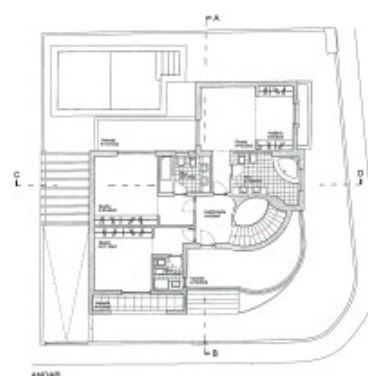
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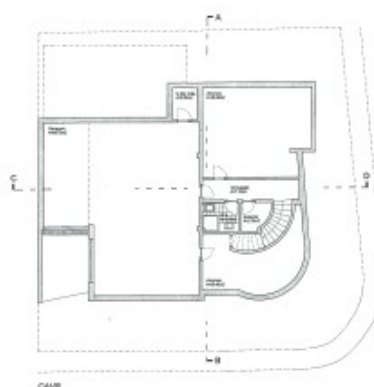
FLOOR PLANS



Ground Floor



First Floor



Basement