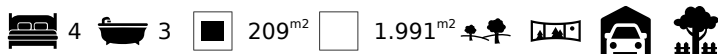




## 4 Bedroom Contemporary Villa with Panoramic Countryside Views near Loulé, Querença

VILLA IN LOULÉ

ref. **PTMM125**  
**1.800.000€**



### Location +

Town	Loulé
Parish	Loulé (São Sebastião)
Municipality	Loulé, Faro
Region	Algarve (Central)

### Details +

Usage	Residential
Type	Villa
Rooms	5
Bedrooms	4
Bathrooms	3
Floors	1
Furnished	Negotiable

- Living Area 209m<sup>2</sup>
- Plot Size 1991m<sup>2</sup>
- Year of Construction
- 4 Bedrooms, 3 Bathrooms, (1 En-Suite), 1 WC
- Pool Can Be Installed
- High Specification Finishes
- 20 km to Beaches

This contemporary villa has been newly constructed using thermal and acoustic insulation and is set all on one level for comfortable living. With open elevated views across the countryside and scope to install a swimming pool, this villa is perfect for a quiet country retreat yet a short drive to towns

- Open plan living, dining, kitchen with patio doors to outdoor kitchen
- Fully fitted modern kitchen with breakfast bar/island
- Utility/laundry room
- Master bedroom with ensuite bathroom and dressing room
- 3 guest bedrooms with fitted wardrobes and patio doors to terraces
- Family bathroom
- WC



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	209 m <sup>2</sup>
Usable area	264 m <sup>2</sup>
Plot Area	1.991 m <sup>2</sup>

### Parking +

Garage, Double Garage, Driveway

### Kitchen +

Own Entrance, Open Plan, Modern

### Other Rooms +

Laundry

### Heating-Cooling System +

Log/wood burner, Salamandra, Pre-Installed AC

### Equipment +

Solar (Water)

### Water-Electricity-Drainage +

All mains

### Windows +

Double glazing, UVA Protection

### Garden +

Landscaped, Walled, Natural

### Views +

Countryside View, Panoramic View

- Double garage with direct access to kitchen

### Amenities

- Double glazed windows with electric shutters
- Thermal and acoustic insulation
- Pre-installed A/C
- Solar panels for hot water
- Photovoltaic for energy
- Fully fenced plot
- Some manicured gardens with imitation lawn and palms
- Outdoor kitchen

### Location

- 15 km inland, 20 km to nearest beach
- 2 km to nearest golf course
- 7 km to Loulé town
- 6.7 km to nearest school
- 24.8 km to Faro airport



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



Open Plan



Open Plan



Kitchen



Dining Area



Outside Kitchen



Bedroom



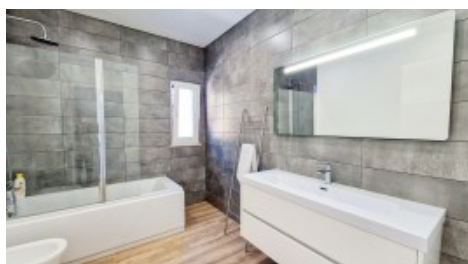
Bedroom



Bathroom



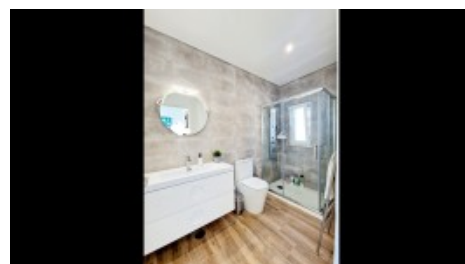
Bedroom



Bathroom



Bedroom



Bathroom



Entrance



Garage



Driveway



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YOUR PROPERTY SPECIALISTS



*Side of property*



*Terrace*



*Garden*



*Courtyard*



*Land*



*By Night*



*By Night*



*Villa*



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## FLOOR PLANS



Floor Plan 1



Floor Plan 3



Floor Plan 2



Floor Plan 4

LEGENDA:

Área da parcela de terreno	1991 m²	1 - Hall/Distribuição	14,5 m²	8 - Inst. Sanitária	6,6 m²	15 - Terraco coberto	9,7 m²
Área de Implantação	254 m²	2 - Sala de estar/Jantar	44,6 m²	9 - Quarto	22,8 m²	16 - Terraco coberto	13,5 m²
Área de Construção	254 m²	3 - Cozinha	15,2 m²	10 - Quarto	3,5 m²		
Área de terraços cobertos	79 m²	4 - Garagem	46 m²	11 - Inst. Sanitária	5,9 m²		
		5 - Despensa/Lavand.	4,2 m²	12 - Quarto	15,1 m²		
		6 - Inst. Sanitária	4,7 m²	13 - Quarto	15,1 m²		
		7 - Quarto	15,2 m²	14 - Terraco coberto	41,9 m²		

Floor Plan Key