



## 4 Bedroom Villa & 1 Bedroom Chalet with Sea Views in Almancil

VILLA IN ALMANCIL

ref: PTMM84

2.200.000€



### Location +

Town	Almancil
Parish	Almancil
Municipality	Loulé, Faro
Region	Algarve (Central)

### Details +

Usage	Residential
Type	Villa
Construction Year	2008
Rooms	5
Bedrooms	4
Bathrooms	4
Floors	2
Furnished	Negotiable

- Living Area 363.94 m<sup>2</sup>
- Construction Area 404.29 m<sup>2</sup>
- Plot Size 4950m<sup>2</sup>
- 4 Bedrooms, 4 En-Suite Bathrooms, 1 W.C.
- Wooden Chalet with 1 Bedroom, 1 Bathroom, Sauna, Jacuzzi, Wine Cellar
- Year of Construction 2008
- 9.8 km to the Beach
- Close to Golf, International School and High-Quality Supermarkets
- Away from Overlooking Neighbours
- Elevated Country View and Sea View

Built in 2008 with quality standards, the property offers all the comfort desired in modern life.

Located in a prime position close to international schools, shopping and beaches this villa is ideal for a family home or for a vacation property boasting sea views and lots of outdoor entertaining space

### Ground Floor:

- 3 bedrooms all ensuite
- 1 guest w.c.



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	364 m <sup>2</sup>
Usable area	404 m <sup>2</sup>
Plot Area	4.950 m <sup>2</sup>

### Access +

Tarmac

### Parking +

Carport, Driveway

### Terrace +

Roof Terrace

### Kitchen +

Fully Fitted

### Other Rooms +

Storage, Laundry, Wine Cellar, Sauna, Gym, Conservatory, T1 Annex

### Heating-Cooling System +

AC, Central Heating, Under floor heating, Pellet burner, Heat Pump

### Equipment +

Video Intercom

### Water-Electricity-Drainage +

Mains water, Borehole, Septic tank

### Windows +

Double glazing, UVA Protection

### Pool +

Swimming Pool, Saltwater, Heated

### Garden +

Landscaped, Walled, Auto irrigation

### Exterior +

BBQ, Jacuzzi

### Views +

Sea View, Countryside View, Panoramic View

### First Floor:

- 50 m<sup>2</sup> master bedroom with ensuite bathroom

### Outside:

- Fully fenced plot
- Carport
- Covered BBQ cabana
- Ample terraces
- Easy to maintain gardens
- South west orientation

### Amenities

- A/C and underfloor heating throughout
- Saltwater heated swimming pool
- Borehole
- Wine Cellar
- Large laundry/utility room
- Spa with gym, Jacuzzi and sauna
- Ample storage

### Location

- 16.4 km to Faro airport
- 2.3 km to Almancil



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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## PHOTO GALLERY



Lounge



Dining



Kitchen



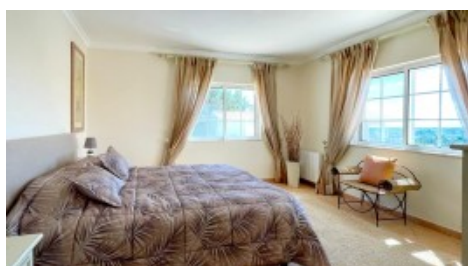
Master Bedroom



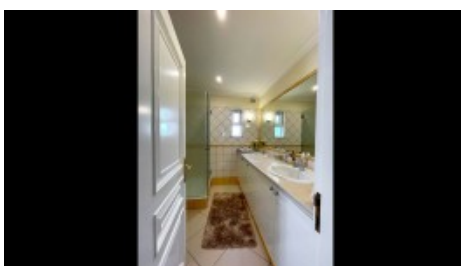
Master Bedroom terrace/Conservatory



Master Bathroom



Bedroom



Bathroom



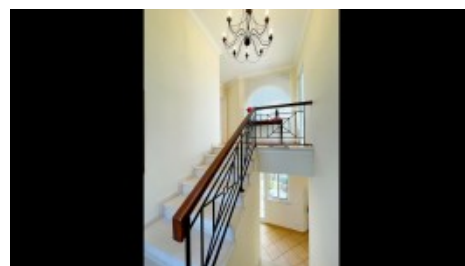
Bedroom



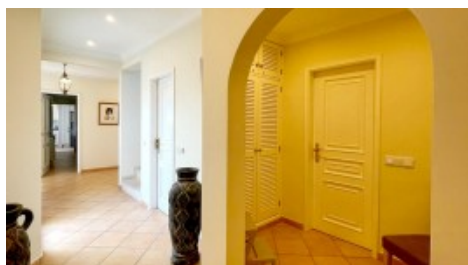
Bathroom



Bedroom



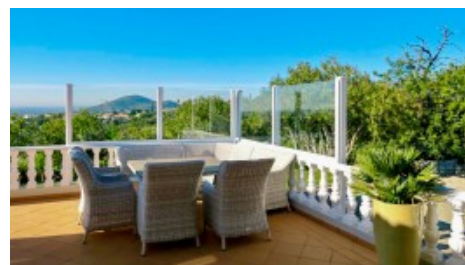
Stairs



Hall



Annex - Bedroom



Annex - Terrace





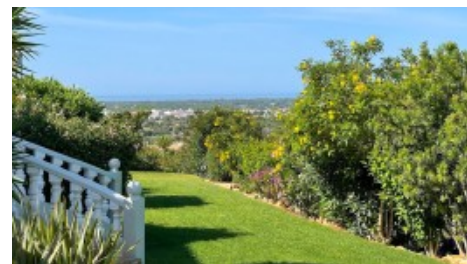
YOUR PROPERTY SPECIALISTS



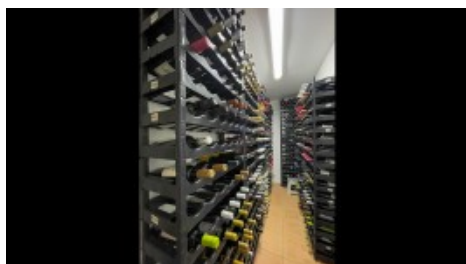
*Garden*



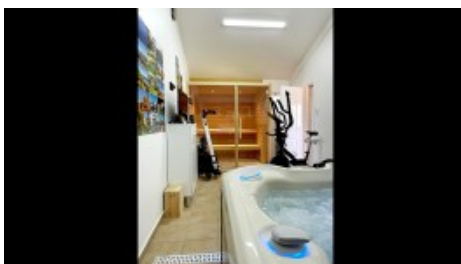
*Poolside Cabana*



*Gardens & View*



*Wine Cellar*



*Sauna Jacuzzi*



*Utility*



*Rear of property*



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