YOUR PROPERTY SPECIALISTS

Luxury 4 bedroom villa with stunning sea views in Boa Nova, near Carvoeiro

VILLA IN CARVOEIRO

ref. **S2494**

1.250.000€

4 | 4 | 300m² | 1.723m²

C

Location +	
Town	Carvoeiro
Parish	Lagoa e Carvoeiro
Municipality	Lagoa, Faro
Region	Algarve (Central)

Details +	
Usage	Residential
Type	Villa
Rooms	8
Bedrooms	4
Bathrooms	4
Floors	1

- Living area 300m²
- Plot 1.723m²
- 4 bedrooms, 4 bathrooms (2 en-suite)
- Pool and jacuzzi
- Close to the beach and amenities

Superbly located within a small prestigious urbanization, as it is close to some of the most beautiful beaches in the Algarve, this villa has stunning sea-views from virtually every room.

There is a large fully fitted modern kitchen with granite worktops, larder and a door leading to the utility room which has a patio door to a small courtyard and stairs to the massive roof terrace. The open-plan living room benefits from a sophisticated gas fired log burner and terrace doors to the state-of-the-art conservatory, as the glass paneling doors slide effortlessly to open for the summer months and close for cooler days and nights. Whatever the weather, you'll have spectacular views to dine on the terrace or alternatively in the dining room that has a wonderful cupola styled brickwork ceiling.

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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Areas +

Living Area	300 m²
Usable area	340 m²
Surface area	340 m²
Balcony/Patio area	40 m²
Plot Area	1.723 m²

Access +

Tarmac

Parking +

Garage, Driveway, Autom. Entrance Gate

Living Room +

Lounge/Dining, Terrace, New Tiles, Sea View, Garden View

Terrace +

Roof Terrace

Kitchen +

Fully Fitted, Open Plan, Modern, Storage, Laundry, Utility, Garden View

Other Rooms +

Storage, Conservatory

Bedroom +

Bedroom 1	En-Suite, Fitted Wardrobe, Terrace, Sea View, Garden View
Bedroom 2	En-Suite, Fitted Wardrobe, Terrace, Sea View, Garden View
Bedroom 3	Fitted Wardrobe, Terrace, Sea View, Garden View
Bedroom 4	Terrace, Sea View

Bathroom +

Bathroom 1	Guest Toilet
Bathroom 2	Family Bathroom

The master bedroom has a full en-suite bathroom, fitted wardrobes, terrace and views to the garden, pool and ocean. There is also a guest cloakroom and an internal door to the garage.

A separate guest wing, via the living room, encompasses another en-suite bedroom and two more bedrooms that share a bathroom. All bedrooms have fitted wardrobes, terrace doors and coastal views.

The irrigated landscaped gardens are delightful, with mature trees and shrubs, a large heated saltwater swimming pool, solar heated shower and a fabulous Jacuzzi.

This is truly a magnificent property and should be seen to be fully appreciated.

Amenities

- Alarm
- Safe x 2
- Built-in storage
- Built-in wardrobes
- Electric underfloor heating throughout
- Gas fired log burner
- Electric heater in the conservatory
- Double glazing
- Aluminum Shutters
- Fly screens
- SAT TV
- Internet
- Washing machine
- Dishwasher
- Fridge/Freezer
- Microwave
- Extractor fan
- Electric oven and hob
- 1160 cubic meter salt water heated swimming pool
- Jacuzzi
- BBQ
- Outdoor heated shower
- Outdoor lighting
- Auto irrigation
- Garage, with extra storage room
- Mains: electric and water and drainage
- Solar for hot water (renewed in 2015)
- Gas bottles for Log burner
- Pre-installed for A/C

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Heating-Cooling System +

Under floor heating, Fireplace, Pre-Installed AC

Equipment +

Solar (Water), Alarm System, Cable/Satellite TV, Internet/Phone, Safe

Water-Electricity-Drainage +

Mains water, Mains electric, Mains drainage

Windows +

Double glazing, Manual Shutters/Blinds, Fly Screens

Pool +

Private, Heated, Saltwater, Shower, Lighting, Jacuzzi

Garden +

Landscaped, Fenced, Auto irrigation, Lawn, Trees, Lighting, BBQ, Garden Terrace

Views +

Sea View, Panoramic View

Location

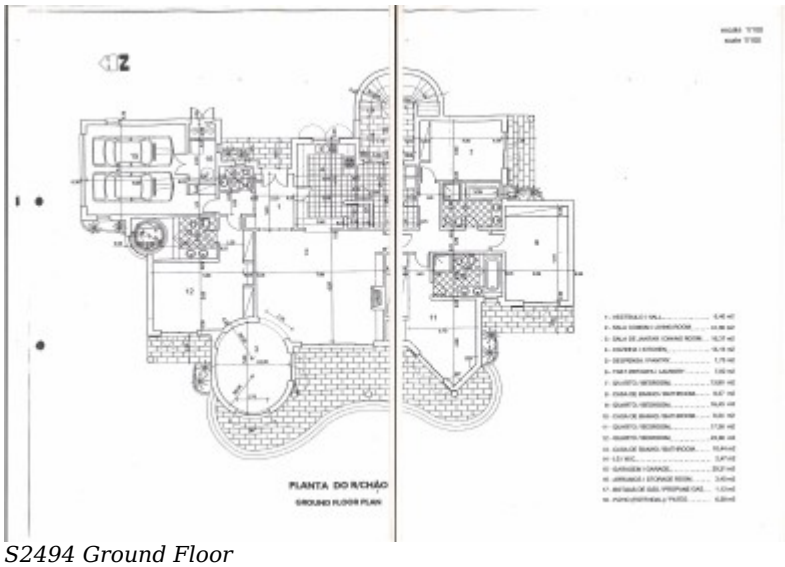
- Approx. 1 km, nearest Beach
- Approx. 3km, Golf
- Approx. 4km, nearest School
- Approx. 5km to Carvoeiro
- Approx. 45 minutes to Faro airport

Other Info

Company Owned - Delaware

PHOTO GALLERY

FLOOR PLANS



S2494 Ground Floor

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