



SOLD



4 + 2 bedroom country house with paddocks near Almodôvar, lower Alentejo

VILLA IN ALMODOVAR

ref. **AT2017**
585.000€



Location +

Town	Almodovar
Parish	Almodôvar e Graça dos Padrões
Municipality	Almodôvar, Beja
Region	Alentejo (Central)

Details +

Usage	Residential
Type	Villa
Construction Year	1977
Renovation Year	2017
Rooms	7
Bedrooms	6
Bathrooms	4
Floors	1
Furnished	Negotiable

- Living area 187m² Construction 322m²
- Plot size 261.500m²
- Year of construction 1977 Renovated 2017
- 4 bedrooms plus two in loft
- 4 bathrooms, 3 en-suite
- Double garage with car pit
- Haybarn
- 12 paddocks with electric tape and automatic water
- 8 x 4 Swimming pool
- 75km to beaches

This traditional style house has had a quality renovation inside and out. There is beautiful attention to detail in the bathrooms, the floor tiles, the lighting, and fittings.

The land is gently undulating and scenic. There are a variety of fruit trees dotted around the garden and in the meadows/paddocks, many olives. Access is from a tarmac road to a short dirt track. The main road is also easily and quickly reached which makes travel to Lisbon or the Algarve simple.

Due to the location and layout of the house it would make good guesthouse, B&B accommodation or equestrian family home.



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Areas +

Living Area	189 m ²
Usable area	322 m ²
Plot Area	261.500 m ²

Access +

Driveway, Manual Entrance Gate

Parking +

Garage, Double Garage, Carport

Terrace +

Garden Terrace

Kitchen +

Partly fitted, Fully Equipped, Rustic

Other Rooms +

Storage, Pantry, Office/Study, Attic, Guest accommodation

Heating-Cooling System +

Oil central heating, Salamandra, AC throughout

Equipment +

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

Water-Electricity-Drainage +

Mains water, well, Borehole, Mains electric, Septic tank

Windows +

Double glazing, Manual Shutters/Blinds

Pool +

Swimming Pool, Private

Garden +

Private, Natural, Outdoor lighting

Exterior +

Pond, Paddock, Barn

Views +

Countryside View

There is space enough for at least 20 horses.

- Entrance hall with office space
- Large lounge
- Kitchen diner with two pantries
- 2 bedrooms with en-suite
- Bedroom
- Family bathroom
- Anteroom to loft
- Very spacious loft with two bedrooms and possibility to convert to an apartment
- Independently reached bedroom with en-suite

Amenities

- Mains electricity
- Borehole, well and mains water
- Soakaway septic tank
- Reverse air conditioning
- Woodburning fire
- Oil fired central heating with radiators
- Internet and satellite TV
- Two solar water heaters one for each end of house
- Double glazing, shutters, and fly screens

Location

15km to Almodôvar with amenities and school
75km to beaches
95km to Faro airport



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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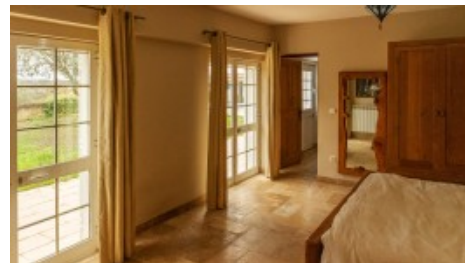
PHOTO GALLERY



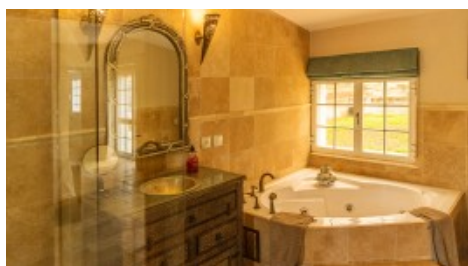
Kitchen



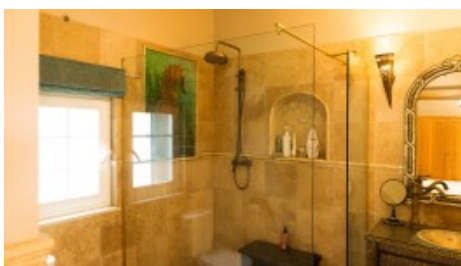
Master Bedroom



Master Bedroom



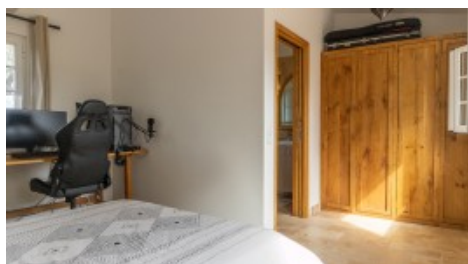
Master Bathroom



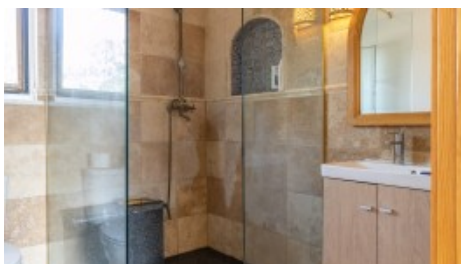
Master Bathroom



View



Bedroom



En-Suite



Bedroom



En-Suite



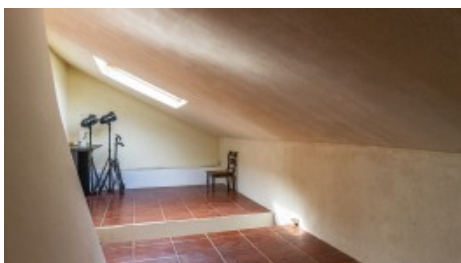
Pool



View



Study



Loft/Attic



Loft/Attic



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Loft/Attic



Paddocks



Driveway



Haybarn



Garage



Land



Property



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FLOOR PLANS



floor plan



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