



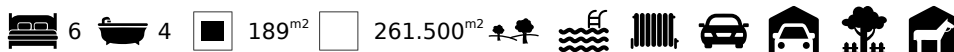
**SOLD**



## 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.



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	189 m <sup>2</sup>
Usable area	322 m <sup>2</sup>
Plot Area	261.500 m <sup>2</sup>

### 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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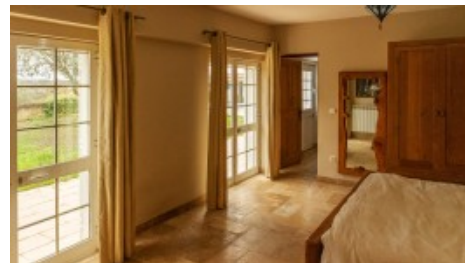
## PHOTO GALLERY



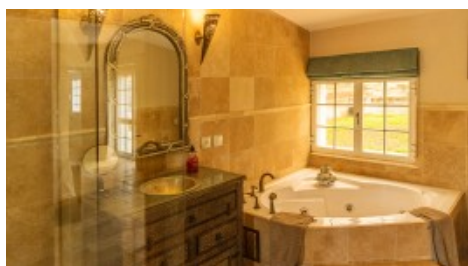
*Kitchen*



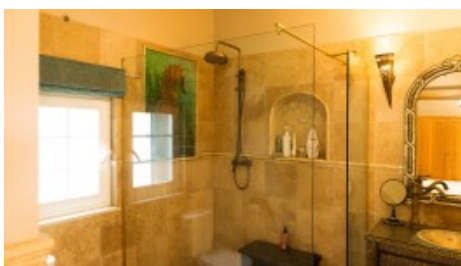
*Master Bedroom*



*Master Bedroom*



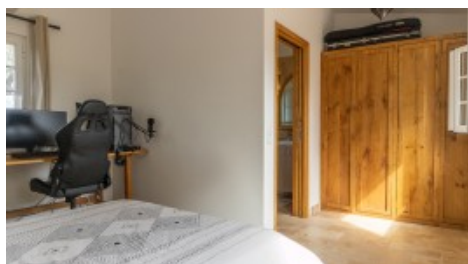
*Master Bathroom*



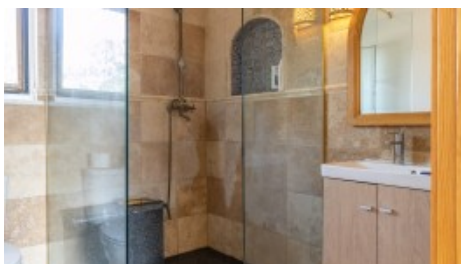
*Master Bathroom*



*View*



*Bedroom*



*En-Suite*



*Bedroom*



*En-Suite*



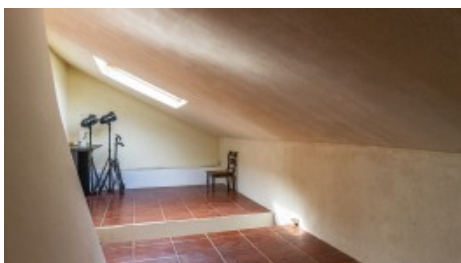
*Pool*



*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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