

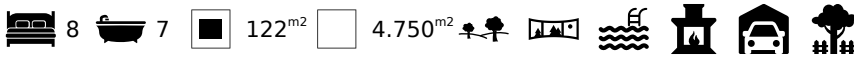


Extraordinary cosy T7 Villa in year-round green woods from Alentejo Coast

GUESTHOUSE IN SÃO TEOTÓNIO

ref. AT2293

1.550.000€



Location +

Town	São Teotónio
Parish	São Teotónio
Municipality	Odemira, Beja
Region	Alentejo (West Coast)

Details +

Usage	Residential
Type	Guesthouse
Construction Year	1994
Renovation Year	2016
Rooms	11
Bedrooms	8
Bathrooms	7
Floors	3
Furnished	Partly

- Plot: 4 750 m2
- Construction Area: 214 m2
- Living Area: 122 m2
- Rooms: 8 (7 in the main house + 1 annex not registered)
- Private swimming pool, two terraces and parking area
- Perfectly maintained garden
- Built in 1994 with renovations in 2007 and 2016

The villa's main entrance gives access to an L-shaped open space with large windows onto the main terrace facing south and making the most of sunlight. One leg of the L is a fully equipped kitchen and dining area. On the other leg of the L there are several living spaces that can be used in different ways.

The main house is perfectly symmetrical:

- A lounge with a high ceiling and mezzanine where a typical Alentejo fireplace with a salamander marks the center.
- On the lower level, there are two bedrooms on each side.
- At the top level too. The upper left bedrooms have been transformed into a large in-suite and dressing area and have a private terrace where you can enjoy the sunset.
- There is a T1 annex (not registered) with direct access to the garden and pool area.



YOUR PROPERTY SPECIALISTS

Areas +

Living Area	122 m ²
Usable area	214 m ²
Plot Area	4.750 m ²

Access +

Country Road, Automatic Entrance Gate, Easy Access, Turning Space

Parking +

Double Garage, Driveway

Living Room +

Lounge, Dining, Terrace, New Tiles, Sta Catarina Tiles, Wooden Floor, Countryside views

Terrace +

Terraces, Roof Terrace, Countryside views

Kitchen +

Own Entrance, Open Plan, Kitchen/Dining, Fully Fitted, Modern, Granite top, Gas Hob, Electric Oven, Extractor, Fridge/Freezer, Dishwasher, Washing Machine, Water Heater

Other Rooms +

Entrance Hall, Storage Room, Laundry, Pantry, Office/Study, Sauna, Gym, Mezzanine, Conservatory, Basement, Annex

Bedroom +

1 on Ground Floor, 2 on First Floor, 3 on Second Floor, Fitted Wardrobe, Garden View, Pool View

Bathroom +

1 En-Suite, 5 Bathrooms, 1 WC

Heating-Cooling System +

Fireplace, Salamandra, Pellet burner, Electric heaters, Solar

Equipment +

Internet/Phone

- The pool area is equipped with a full bathroom, Turkish bath and bar and is surrounded by an impeccable garden.

Amenities

- 1 swimming pool and support infrastructure (WC, Turkish bath, Bar) (12x5)
- 2 terraces (160m2 + 35m2)
- 1 borehole
- Solar Panels
- Probe style irrigation in the complete garden
- Garage and Storage Areas (30 m2 each)
- Wood house with 25 m2 used as gardening support area

Location

- 3,5 km to beaches Zambujeira do Mar
- 6 km to nearest village S. Teotónio with all amenities
- 116 km 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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YOUR PROPERTY SPECIALISTS

Water-Electricity-Drainage +

Borehole, Mains electric,
Photovoltaik, Septic tank, Gas Bottle

Windows +

Double glazing, Fly Screens, Manual
Shutters/Blinds

Pool +

Private, 12x5m, Solar Heated, Heat
Pump, Saltwater, Fibre glass,
Shower, Lighting, Manual cover

Garden +

Private, Landscaped, Fenced, Auto
irrigation, Trees, Fruit Trees, Lawn,
BBQ

Exterior +

Patio, Play Area, Kennels

Views +

Panoramic View, Countryside View



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PHOTO GALLERY



Lounge



Lounge



Dining



Kitchen



Dining



Pool



View



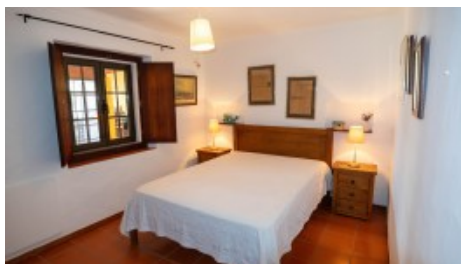
Terrace



Terrace



Balcony



Bedroom 1



Guest WC



Bedroom 2



Bedroom 3



Guest WC 2



Garden



Entrance



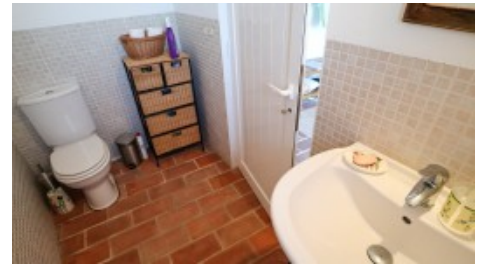
Bedroom 4



Pool



Sauna and Shower



Guest WC



Garage



Garden



Garden



Alentejo



Zambujeira do Mar



Beach



Beach