

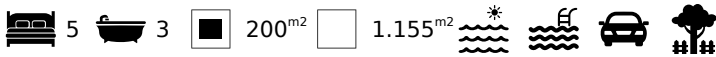


4+1 bedroom luxury villa with large pool and close to 4 beaches and all amenities, Porches

ref. LE2303

1.490.000€

VILLA IN PORCHES



Location +

Town	Porches
Parish	Porches
Municipality	Lagoa, Faro
Region	Algarve (West)

Details +

Usage	Residential
Type	Villa
Construction Year	1999
Rooms	7
Bedrooms	5
Bathrooms	3
Floors	2
Furnished	Fully

- 200m² living area
- 1155m² plot
- Built in 1999
- Renovations will be carried out if necessary to keep in top condition
- 4+1 bedrooms, 3 bathrooms (2 en-suite), 1 WC, Family bathroom
- BBQ
- 10 x 5m heated pool

The villa was built from Ytong bricks, which guarantee a pleasant temperature in summer and does not let the house cool down in the winter months. Large glass doors lead from the living room to the partially covered terrace, the pool and the very well-kept garden with exotic trees, many bushes and palm trees. A high hedge surrounds the completely fenced property and offers absolute privacy. The large BBQ area with a marble table and benches, as well as an outdoor kitchen, offers space for 10 or more people.

Ground floor:

- Large entrance area
- Very large open living/dining area



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Areas +

Living Area	200 m ²
Usable area	200 m ²
Plot Area	1.155 m ²

Access +

Tarmac, Driveway, Automatic Entrance Gate

Parking +

Parking outdoors, Private Parking

Living Room +

Lounge/Dining

Terrace +

Garden Terrace, Balcony/Terrace

Kitchen +

Fully Fitted, Fully Equipped

Other Rooms +

Storage

Bedroom +

Fitted Wardrobe

Bathroom +

1 Family Bathroom, 2 En-suite, 1 WC

Heating-Cooling System +

Under floor heating, 2 woodburning fires, Electric heaters

Equipment +

Cable/Satellite TV, Internet/Phone, Alarm System

Water-Electricity-Drainage +

Mains electric, Mains water, Mains drainage, Gas Bottle

Windows +

Double glazing, Manual Shutters/Blinds, Fly Screens

Pool +

- Fully equipped kitchen with pantry
- 2 bedrooms with large fitted wardrobes
- 2 en-suite bathrooms both with underfloor heating
- Guest WC
- Tool room with access from the garden

Upper floor:

Can be used as a separate apartment with access from the entrance on the ground floor and via the fairytale "Cinderella staircase" on the right outside of the house.

- 2 bedrooms
- 1 spacious bathroom with underfloor heating
- Room used as a 3rd bedroom with a fireplace (can be used as a living room)
- Large, sheltered terrace with a wonderful view

Have we piqued your interest? Then let yourself be impressed by this beautiful villa and book a viewing appointment with us.

Amenities

- Built with Ytong stones
- 10x5m heated pool
- Parquet floors in the bedrooms
- Underfloor heating in bathrooms
- 2 fireplaces
- Laundry room
- Storage room
- Tool room
- On each level large terrace
- Parking in front of and on the property
- Double glazed windows
- Sat- TV
- Alarm
- Completely fenced
- Automatic irrigation system
- Electric entrance gate
- Mains electricity, water, drainage

Location

- Distance to beach 2km
- Distance to Porches 2km
- Distance to Armação de Pêra 3km
- Distance to the nearest restaurant 800m
- Distance to the nearest supermarket 800m
- Distance to the nearest Golf course 11km
- Distance to International school Lagoa 4km
- Distance to Faro airport 52km



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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Private, Heat Pump, Manual cover,
Shower

Garden +

Landscaped, Private, Auto irrigation

Views +

Sea View



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PHOTO GALLERY



Living Room



Living Room



Dining Area



Terrace



Living/Dining



Kitchen



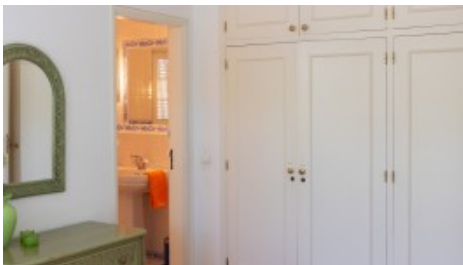
Kitchen



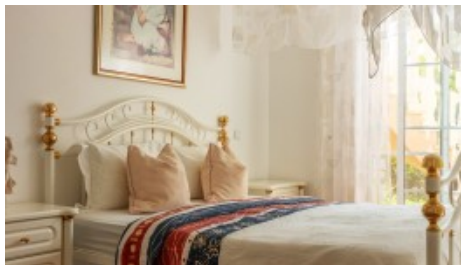
Terrace



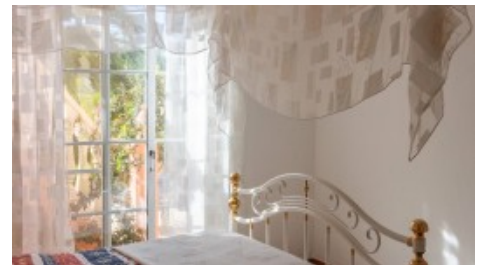
Bedroom 1



En-Suite



Bedroom 2



Bedroom 2 Ground Floor



En-Suite



Garden



BBQ



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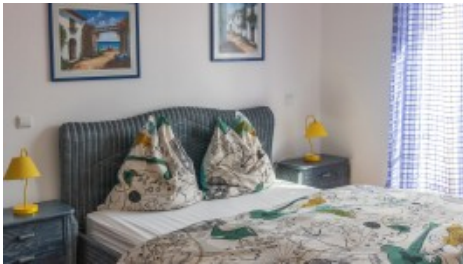
Bedroom 3



Bedroom 3



19. 1st Floor with bathroom



Bedroom 4



Terrace



Bedroom 5



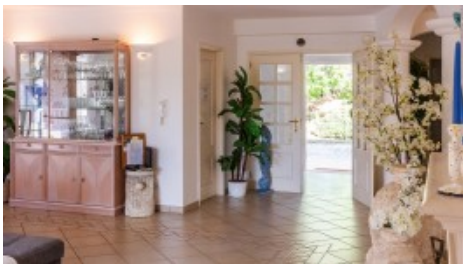
Stairs



Garden



Pool



Entrance hall



Driveway



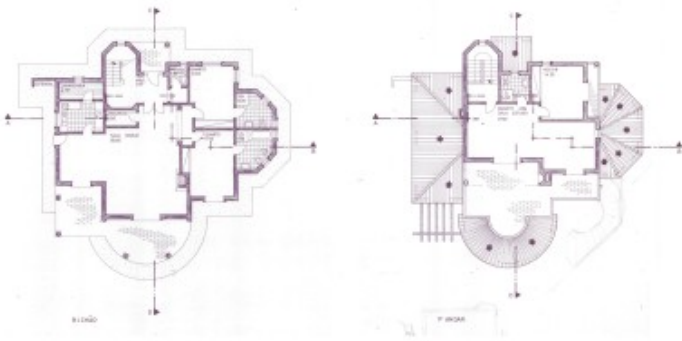
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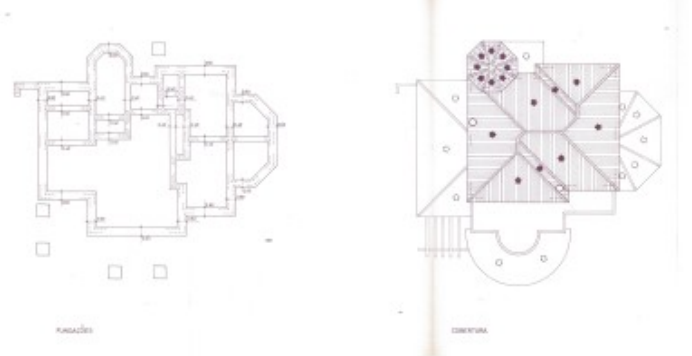
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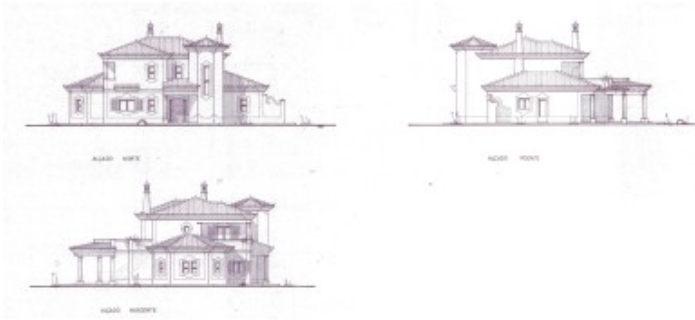
FLOOR PLANS



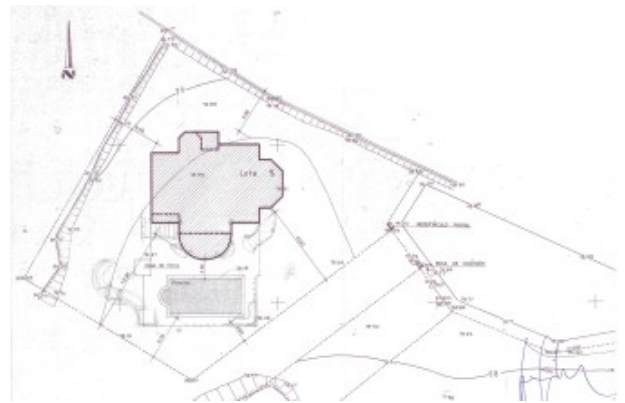
Ground Floor & First Floor



Foundation & Roof



Facades



Implantation