



REDUCED



## Renovated, historic 3 bedroom townhouse and urban plot in the village centre of Porches

TOWNHOUSE IN PORCHES

ref. **LG1915**  
~~675.000€~~  
**595.000€**



### Location +

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

### Details +

Usage	Residential
Type	Townhouse
Construction Year	1951
Renovation Year	2022
Rooms	5
Bedrooms	3
Bathrooms	2
Floors	2
Furnished	Negotiable

- Living Area 220m²
- Plot Size 425m²
- Year of Construction Pre 1951, Renovation 2022
- 3 Bedrooms, 2 Bathrooms, 1 En-Suite, 1 W.C.
- Walking Distance to Café, Restaurants and Post Office!
- Urban plot with the possibility of extending the house or building a separate small townhouse or apartment. According to the owner, a plunge pool away from the wall to the neighbors would also be possible
- 4.5 km to beaches

This traditional property has just undergone extensive renovation to a high standard, charm and attention to detail. Everything in the village is within walking distance and there is private parking. It is possible to extend the house to create a larger residence, a separate small terraced house or apartment or a boutique guest house.

### Ground floor:

- Large open plan living area/dining room/kitchen
- Guest WC
- Inner courtyard & terrace



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	220 m <sup>2</sup>
Plot Area	425 m <sup>2</sup>

### Access +

Tarmac, Manual Entrance Gate

### Parking +

Private Parking, Parking outdoors

### Living Room +

Lounge/Dining, Patio Doors

### Terrace +

Terraces, Roof Terrace

### Kitchen +

Own Entrance, Open Plan, Fully Fitted, Modern, Island

### Other Rooms +

Storage, Laundry, Office/Study

### Bedroom +

3 on First Floor, En-Suite, Dressing Area, Terrace

### Bathroom +

Family Bathroom, Guest Toilet

### Heating-Cooling System +

Pre-Installation for Underfloor Heating, Salamandra, Electric heaters

### Equipment +

Cable/Satellite TV, Internet/Phone, Boiler

### Water-Electricity-Drainage +

All mains, well

### Windows +

Triple Glazing, UVA Protection, Aluminium, Manual Shutters/Blinds

### Garden +

Walled, Trees, Fruit Trees, Lighting

### First floor:

- Master bedroom with en-suite bathroom
- Guest bedroom
- Family bathroom with freestanding bath tub
- Landing with space for dressing room/storage
- Additional room/office
- Laundry room with access to garden
- Additional room to be finished
- Terrace with views of the countryside

### Exterior:

- Large terraces and garden
- Additional plot with parking space
- Storage shed with technical room
- Roof terrace with partial sea view

### Amenities

- New triple glazed windows with UVA protection
- Fitted kitchen with double aspect, 2 sinks and bar
- Pre-installed for under floor heating
- Pre-installed for solar
- Salamander
- All mains utilities

### Location

- 4.5 km to beaches
- 5.5 km to bigger towns Alcantarilha/Lagoa
- 6.9 km to international school
- 7.7 km to nearest golf course
- 12.4 to shopping mall in Guia
- 53 km to Faro airport

### Other Info

- Extra urban plot for further construction
- Furniture negotiable



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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enquiries@togofor-homes.com  
**www.togofor-homes.com**



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**Exterior +**  
Courtyard

**Views +**  
Sea View, Panoramic View,  
Countryside View



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## PHOTO GALLERY



Lounge



Lounge



Terrace



Open Plan Living Area & Kitchen



Kitchen



Kitchen



Townhouse



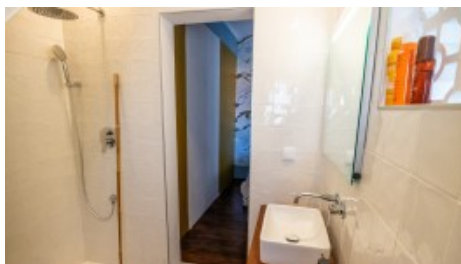
Garden



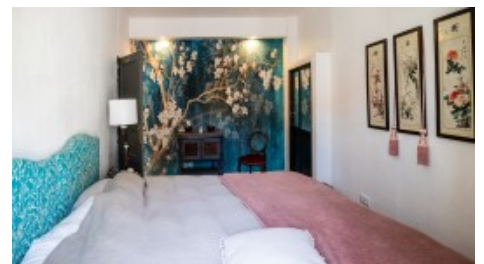
Townhouse



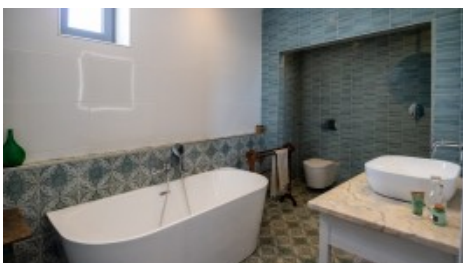
Master Bedroom



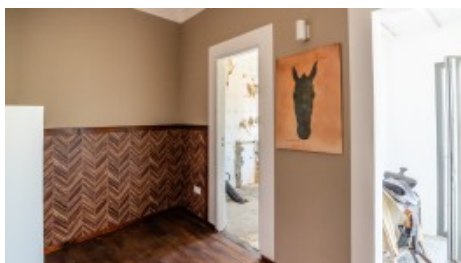
Master Bathroom



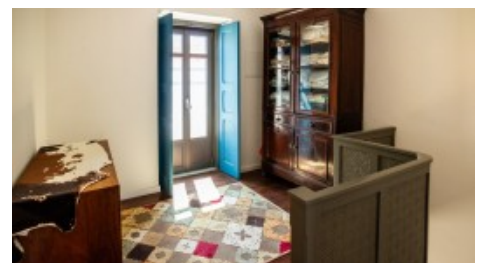
Bedroom



Bathroom



Office



Landing



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Terrace View



Roof Terrace



Courtyard



Garden



Guest WC



Laundry Room



Parking



Gardens 1



Gardens 2



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