YOUR PROPERTY SPECIALISTS







Unique 5 Bedroom Villa in Historic Caldas de Monchique

VILLA IN CALDAS DE MONCHIQUE

ref. **LG2041**

1.290.000€

5 | 4 | 415m² | 1.332m²

Location +

Town	Caldas de Monchique
Parish	Monchique
Municipality	Monchique, Faro
Region	Algarve (West)

Details +

Usage	Residential
Type	Villa
Construction Year	1938
Renovation Year	2020
Rooms	10
Bedrooms	5
Bathrooms	4
Floors	3
Furnished	Negotiable

- Living area 414.8m²
- Construction area 520.8m²
- Plot size 1.332m²
- Year of construction 1938; Renovation 2020
- 5 bedrooms (3 en-suite), a family bathroom plus 2 guest WCs
- Very low annual rates (IMI)
- 4x8m high quality completely renovated swimming pool with double outdoor showers also newly renovated
- 2 Koi ponds
- 23km to south coast beaches

This impressive property over three floors has an open plan gallery style and spacious airy rooms plus an independent annex in the basement. The garden is verdant and on several levels giving privacy and quite hidden spots.

The layout of the property makes it perfect as a home with granny annex or a small hotel with owners quarters and the location is ideal for paying guests. Residents in the hamlet benefit from discounts on the various spa treatments and facilities. A very special place.

Ground floor

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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Areas +

Living Area	415 m²
Surface area	521 m²
Plot Area	1.332 m²

Access +
Tarmac, Manual Entrance Gate, Easy Access

Parking +
Garage, Driveway

Living Room +
Lounge/Dining

Terrace +
Terraces

Kitchen +
Open Plan, Fully Fitted, Modern, Island

Other Rooms +

Other Rooms 1	Storage, Laundry, Office/Study, Games/TV Room
Other Rooms 2	T2 Annex, Basement, Lounge, Kitchenette

Bedroom +
3, En-Suite

Bathroom +
2 Guest Toilets

Heating-Cooling System +
Salamandra

Equipment +
Solar (Water), Boiler

Water-Electricity-Drainage +
Mains electric, Mains water, Septic tank

Windows +

• Entrance hall and office space
• Three bedrooms with en-suite and two with terraces overlooking the pool
• Laundry room
• Guest toilet

Lower level
• Huge open plan living room and dining area
• TV and entertainment room
• Kitchen opening to dining area and also directly to garden
• Large terrace overlooking the garden

Basement
• This can be reached via the house or independently via door from pool terrace
• Two bedrooms
• Family bathroom
• Living area
• Kitchenette

Exterior
• Garage
• Garden on several levels
• Storage

Energy certificate is older and does not accurately reflect the recent improvements to the property.

Amenities

• Mains electricity
• Septic tank
• Mains water directly from Caldas de Monchique spa
• Hot water by solar, electric and wood
• 2 Wood burners
• New thermal double glazed windows and doors with shutters
• Retractable fly screens on some windows and doors
• Internet
• Ceiling fans
• Key codes on bedrooms – good for guest rooms
• Large 3 car garage

Location

• In Caldas de Monchique with post office, restaurant, snack bar, galleries + thermal spa
• 8km to Monchique with all amenities including fresh market
• 18km to golf course
• 23km to south coast beaches
• 80km to Faro airport

Double glazing, Fly Screens

Pool +
8x4m, Pre-Installed Heated, Shower

Garden +
Landscaped, Walled, Lawn, Trees

Exterior +
Pond, Patio, BBQ

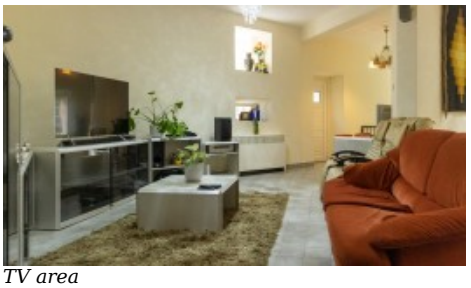
Views +
Countryside View, Town View

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PHOTO GALLERY


Open Plan


Lounge


TV area

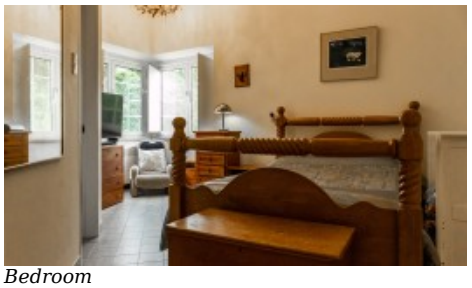

Open Plan


Terrace

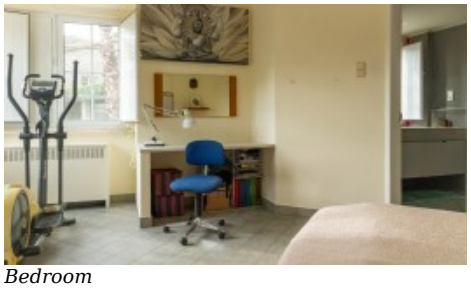

Dining


Kitchen


Terrace & Pool


Bedroom

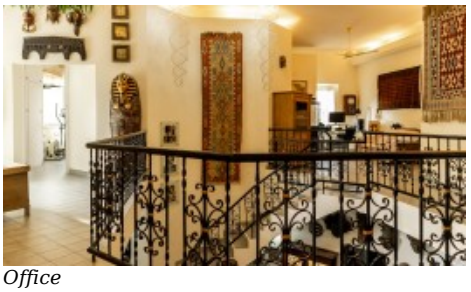

En-Suite


Bedroom


En-Suite


Hall


Terrace


Office

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Guest WC

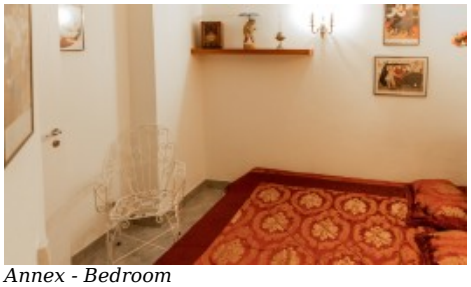

Basement

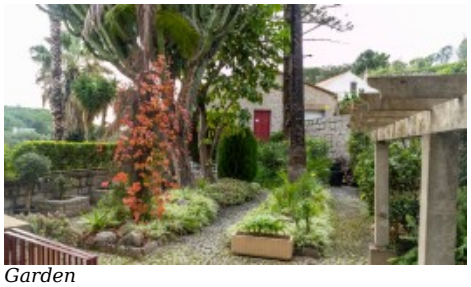

Annex - Lounge


Annex - Kitchen

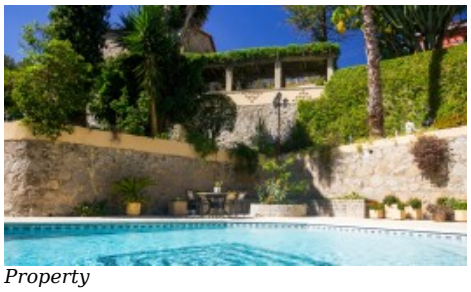

Annex - Bedroom


Annex - Bathroom


Annex - Bedroom


Garden


Property


Property


Caldas main square


Caldas de Monchique

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