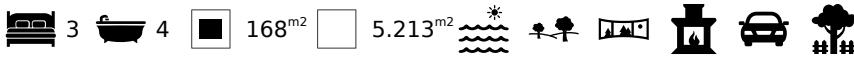


3+ Bedroom villa & restaurant in top location, close to beaches with fantastic views, near Burgau

VILLA IN BURGAU

ref. **LG2056**

1.200.000€



Location +

Town	Burgau
Parish	Budens
Municipality	Vila do Bispo, Faro
Region	Algarve (West)

Details +

Usage	Commercial
Type	Villa
Construction Year	1987
Rooms	7
Bedrooms	3
Bathrooms	4
Floors	2

- Restaurant not in Operation
- Private 3 Bedroom villa with commercial restaurant
- Large Basement used as T2 apartment
- Plot 5213m²
- Living area 168m², Constructed area 168m²
- Sunny outdoor area with 20m² terraces
- Restaurant with bar and 40 seats, covered terrace with 30 seats
- Separate driveways with parking for the customers
- 700m to nearest beach

The original owners built the villa with restaurant, which was extremely successful for many years. Situated on a hillside, in a prime location between Burgau and Salema close to Cabanas Velhas beach. This property is a great opportunity to start/run your own commercial business and live adjacent, or rent out the restaurant part as an investment. The basement has two bathrooms and can be used as flexible accommodation or for staff.

The main house has its own driveway and access and benefits from uninterrupted views on all sides. The villa sits on a big plot with several fruit trees. There is a garage and another storage



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Areas +

Living Area	168 m ²
Usable area	168 m ²
Plot Area	5.213 m ²

Access +

Tarmac, Driveway

Parking +

Parking outdoors, Carport

Living Room +

Lounge/Dining

Terrace +

Balcony/Terrace, Garden Terrace

Kitchen +

Fully Fitted, Fully Equipped

Other Rooms +

Storage, Pantry, Office/Study,
Basement, Restaurant

Heating-Cooling System +

Fireplace

Equipment +

Cable/Satellite TV, Internet/Phone

Water-Electricity-Drainage +

Mains electric, Mains water, Septic
tank, Gas Bottle

Windows +

Single Glazing, Fly Screens, Manual
Shutters/Blinds

Garden +

Private, Natural, Walled, Trees

Exterior +

BBQ, Courtyard

Views +

Sea View, Countryside View,
Panoramic View

room outside and a balcony at the front. The villa benefits from new windows, shutters and nets only put in last year. This villa does need some TLC and is looking for a new owner who can bring it back to its full potential.

Ground floor:

- Restaurant with bar, up to 40 persons
- Covered Terrace, up to 30 persons
- Commercial Kitchen
- Customer WCs

First Floor:

- Big living and dining area with patio doors to terrace
- Kitchen and pantry with external access
- 3 good sized bedrooms on the same floor, 2 have built-in wardrobes
- 2 family bathrooms
- New windows, mosquito nets and shutters

Basement:

- 2 bedrooms, 1 en-suite
- 1 family bathroom
- Living room with access to a terrace
- Kitchen and storage room

External:

- Partially covered terrace with approx. 40 seats
- 2 storage rooms, 1 is as large as a garage
- Plot of land, private, no building possible next to it (agriculture)
- Driveway with client parking
- Private driveway for the villa

Amenities

- Mains Electricity & Water
- Restaurant with own driveway and parking
- Basement currently used as an apartment
- Large storage outside and private driveway with carport
- Large plot with fruit trees
- New windows

Location

- 700m to nearest beach
- 600m to the sea
- 8.8km to golf course
- 95km to Faro Airport
- 1,5km to the next town



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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+351 282 476 568
enquiries@togofor-homes.com
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Other Info

Restaurante not operational



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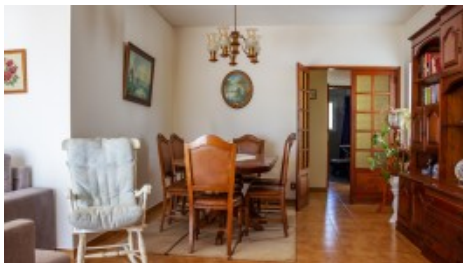
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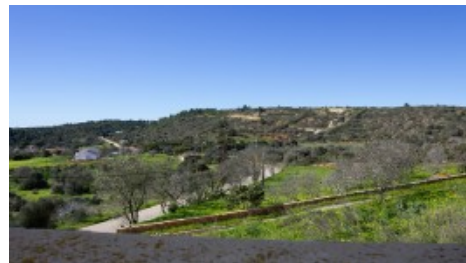
PHOTO GALLERY



Living Room



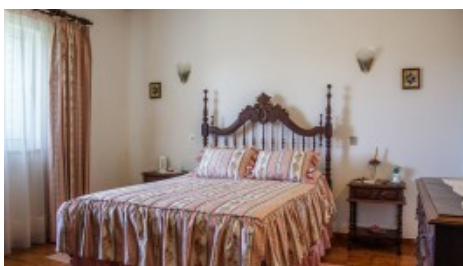
Dining Area



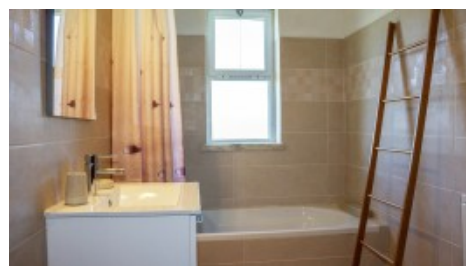
View



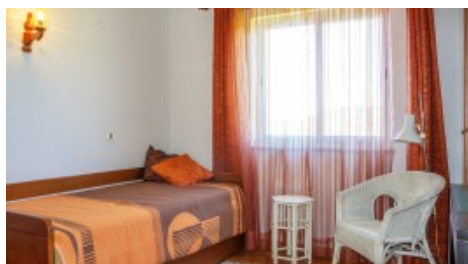
Kitchen



Master Bedroom



Bathroom



Bedroom



Bedroom



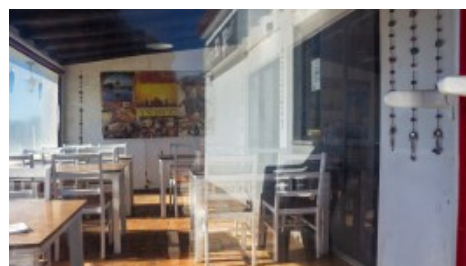
Bathroom



Property



View



Restaurant



Entrance



Restaurant



Land



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Driveway House



Restaurant Driveway



Burgau



Beach



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