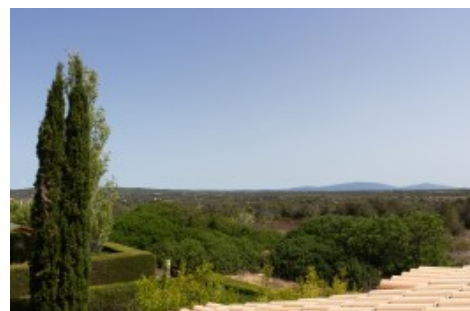




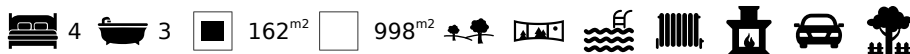
RESERVED



## South facing, one level 3+1 bedroom villa with large pool, near Burgau, West Algarve

VILLA IN BUDENS

ref. **LG2159**  
~~895.000€~~  
**848.000€**



### Location +

Town	Budens
Parish	Barão de São Miguel
Municipality	Vila do Bispo, Faro
Region	Algarve (West)

### Details +

Usage	Residential
Type	Villa
Construction Year	2008
Rooms	5
Bedrooms	4
Bathrooms	3
Floors	1
Furnished	Partly

- Fixed price promotion until 30th of April 2024
- EXCLUSIVELY WITH TOGOFOR- HOMES
- Plot 998m², construction area 177.35m²
- 169m² living area
- 3 bedrooms, 2 en-suite, 1 family bathroom
- 1 study
- Year of construction 2008
- Heated 10x 5 m pool
- Roof terrace
- The property is in immaculate condition
- 3 km to the beach

This villa is located in the eco-resort AlmaVerde in the Costa Vicentina Natural Park, with its rugged coast and golden beaches. It is a tranquil rural resort, just only 10km from the marina, colourful markets and vibrant city life of Lagos. When constructing the villa, high-quality and economical materials were used, which keep the villa cool in summer and warm and dry in winter. Located in a cul-de-sac, the villa offers complete privacy and is ideal for permanent residence, for your own holidays or for rentals.



#### Areas +

Living Area	162 m <sup>2</sup>
Usable area	177 m <sup>2</sup>
Plot Area	998 m <sup>2</sup>

#### Access +

Tarmac, Cobblestones, Automatic Entrance Gate

#### Parking +

Private Parking, Carport

#### Living Room +

Open Plan

#### Terrace +

Garden Terrace, Roof Terrace

#### Kitchen +

Open Plan, Modern

#### Other Rooms +

Office/Study, Storage

#### Bedroom +

Fitted Wardrobe

#### Bathroom +

2 En-suite, 1 Family Bathroom

#### Heating-Cooling System +

Central Heating, Fireplace, Under floor heating

#### Equipment +

Alarm System, Solar (Water)

#### Water-Electricity-Drainage +

Mains electric, Mains water, Mains drainage

#### Windows +

Double glazing, Manual Shutters/Blinds, Fly Screens

#### Pool +

Private, Saltwater, Shower, Lighting

#### Villa:

- Entrance
- Open plan living/dining area with large fully fitted kitchen with breakfast bar
- Access to the terrace and garden from the living area and kitchen
- All rooms with high, light wooden ceilings
- 1 study/ 4th bedroom
- 3 bedrooms, 2 en-suite
- 1 family bathroom
- Access to the large roof terrace

#### External:

- 10 x 5m heated pool with pool terrace
- Very nicely laid out and easy-care garden with automatic irrigation
- Carport
- Storage house (wood)
- Alarm system
- Electric entrance gate

#### Amenities

- Fully furnished, open kitchen
- 10x5 m heated pool
- Double glazing
- Energy efficient and environmentally friendly heating/cooling system
- Solar panels for hot water and electricity
- Hot water boiler
- Landscaped garden with automatic irrigation
- Carport
- Storage room
- Reception
- Tennis court

#### Location

- Distance to the beach 3.2 km
- Distance to the nearest golf course 4 km
- Distance to the next town with shops etc. 5 km
- Distance to the city of Lagos 10 km
- Distance to Faro Airport 97 km



YOUR PROPERTY SPECIALISTS

**Garden +**

Landscaped, Auto irrigation

**Exterior +**

BBQ

**Views +**

Panoramic View, Countryside View,  
Garden View



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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## PHOTO GALLERY



Living Room



Living Room



Open Plan



Kitchen



Kitchen



Kitchen



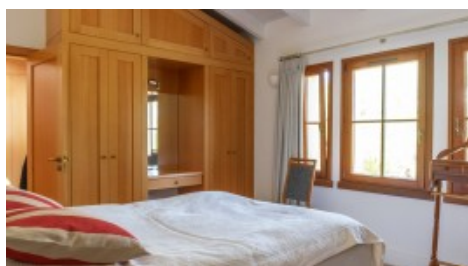
Dining Area



Garden



Bedroom 1



Bedroom 1



En-Suite 1



En-Suite 1



Bedroom 2



Bathroom



Bedroom 3



Lagos Office - ALGARVE:  
Marina de Lagos, Edifício Astrolábio, Lote 24-Loja 5  
GPS. 37° 6' 41.85" N - 8° 40' 30.251" W

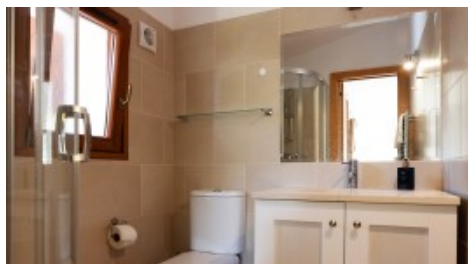
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YOUR PROPERTY SPECIALISTS



*En-Suite*



*Pool*



*Stairs*



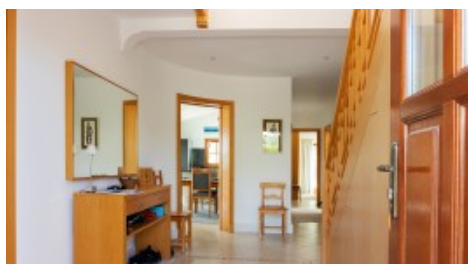
*Roof Terrace*



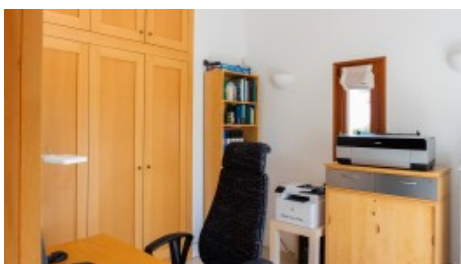
*Pool*



*Patio*



*Entrance hall*



*Office*



*Entrance*



*Carport*



*Garden*



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