



REDUCED



4+1 Bedroom Villa on large plot with pool, annex and tennis court, Silves

VILLA IN SILVES

ref. **LG2243**

~~1.300.000€~~

1.150.000€



Location +

Town	Silves
Parish	Silves
Municipality	Silves, Faro
Region	Algarve (West)

Details +

Usage	Residential
Type	Villa
Construction Year	2005
Renovation Year	2023
Rooms	7
Bedrooms	5
Bathrooms	3
Floors	1

- Living area 230m²
- Plot 27.210m²
- Year of construction 2005, year of renovation 2023
- 4+1 bedrooms, 2+1 bathrooms (1 en-suite)
- 52m² pool with automatic retractable roof
- Outdoor kitchen and terraces
- T1 Annex
- Wine cellar, Sauna & Tennis court
- Distance to beach 15km

This beautiful, exquisite villa is located just a 5-minute drive from the historic town of Silves and has a magnificent view of the surrounding countryside. The villa is recently renovated and tastefully decorated and furnished throughout with style and attention to detail. The villa offers lots of entertainment areas to enjoy the Algarve lifestyle and is ideal as a large family home ideal for holidays or permanent residence. Must be viewed!

Ground floor:

- Grand entrance hall
- Living/dining room fireplace
- Large kitchen/dining with woodburning fire and utility room
- 1 main suite with bathroom and dressing area



YOUR PROPERTY SPECIALISTS

Areas +

Living Area	230 m ²
Usable area	230 m ²
Plot Area	27.210 m ²

Access +

Tarmac, Electric Gates

Parking +

Garage, Carport, Parking outdoors

Living Room +

Lounge/Dining

Terrace +

Balcony/Terrace, Garden Terrace

Kitchen +

Fully Fitted, Fully Equipped

Other Rooms +

Wine Cellar, Office/Study, Sauna, Storage

Bedroom +

Dressing Area

Bathroom +

1 En-Suite, 2 Family Bathrooms, 1 WC

Heating-Cooling System +

Under floor heating, Fireplace, Salamandra, AC throughout

Equipment +

Internet/Phone, Cable/Satellite TV, Intercom, Alarm System, Solar (Water)

Water-Electricity-Drainage +

Mains water, Cistern, Mains electric, Septic tank

Windows +

Single Glazing, Security Grills

Pool +

- 3 good sized bedrooms
- Family bathroom and WC
- Office area
- Wine cellar/storage

Under pool T1 Annex:

- Kitchen/dining area
- Private terrace
- Bedroom and Bathroom

External:

- Driveway with private parking & carport/garage
- Swimming pool with large, retractable roof
- Sauna
- Outdoor kitchen with barbecue, fireplace & dining area
- Multiple terraces and patios
- Tennis court
- Outdoor Bar with all amenities
- Landscaped & natural gardens with automatic irrigation
- Underground water tanks for pool and gardens
- Fenced in and no direct neighbours

Amenities

- Carport/Garage
- 2 underground water storage tanks
- Solar panels for hot water
- Air conditioning throughout
- Underfloor heating in living/dining and bathrooms
- Internet and SAT-TV
- Glazing with illuminated glass
- Mains water and electricity
- Septic tank
- Outdoor kitchen
- Bar with refrigerators and beer tap

Location

- 2.5km to Silves
- 3.4km to the next golf course
- 3km to the nearest school
- 11.4km to the sea
- 15 km to the beach
- 57 km to Faro airport



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

Pre-Installed Heated, Saltwater,
Electric Roof, Lighting

Garden +

Landscaped, Natural, Auto irrigation

Exterior +

Tennis court, Courtyard

Views +

Panoramic View, Countryside View



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PHOTO GALLERY



Living Room



Living Room



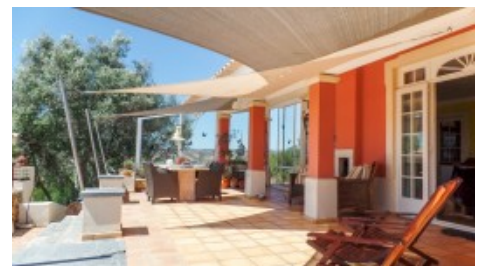
Dining Area



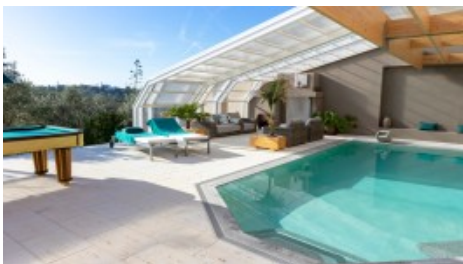
Kitchen



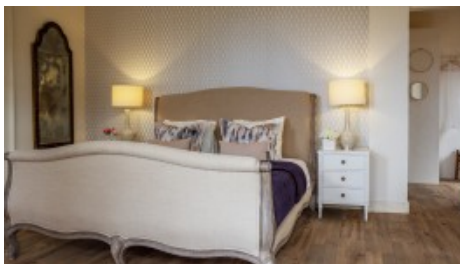
Kitchen



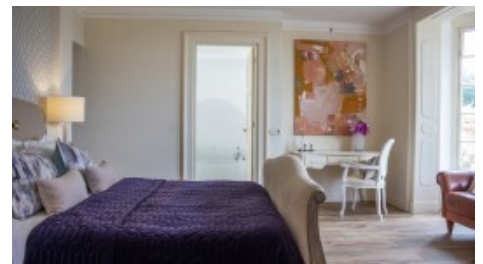
Terrace



Pool



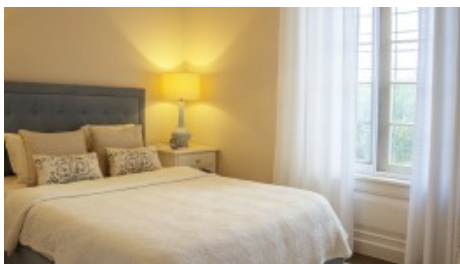
Main Bedroom



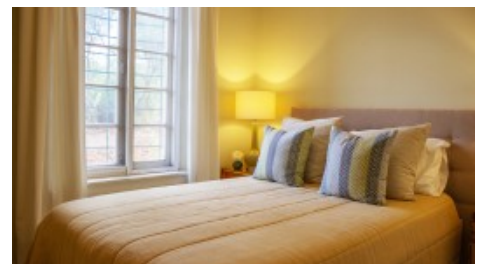
Main Bedroom



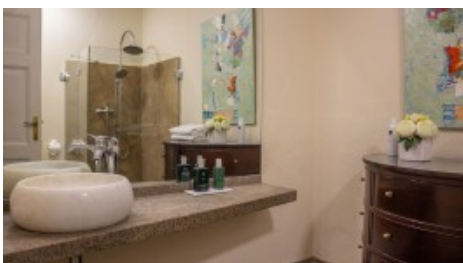
Main En-suite Bathroom



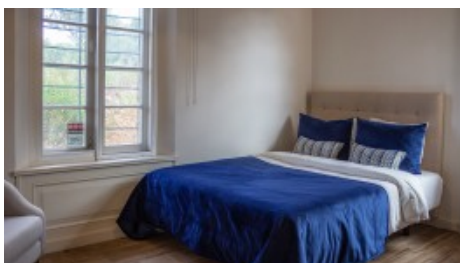
Bedroom 2



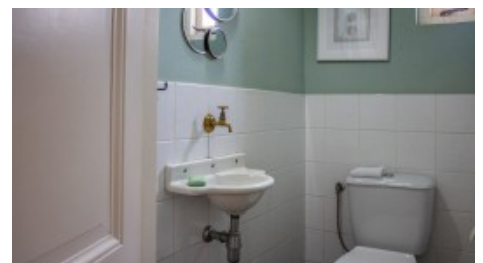
Bedroom 3



Bathroom



Bedroom 4



WC



YOUR PROPERTY SPECIALISTS



Office



Entrance hall



Outdoor Kitchen & BBQ



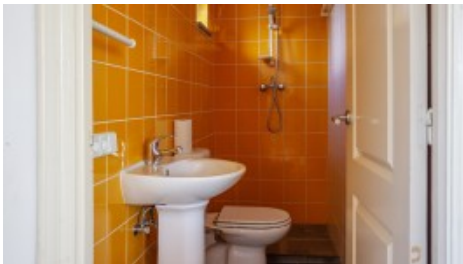
Annex Living Room



Annex Kitchen



Annex Bedroom



Annex Bathroom



Cellar



Tennis court



Bar



Parking



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