



## 6 bedroom villa or guesthouse with pool, roof terrace & annex near Armação de Pêra, in central Algarve

ref. **LG2310**

**1.495.000€**

VILLA IN ARMAÇÃO DE PÊRA



### Location +

Town	Armação de Pêra
Parish	Armação de Pêra
Municipality	Silves, Faro
Region	Algarve (West)

### Details +

Usage	Residential
Type	Villa
Construction Year	1998
Rooms	9
Bedrooms	6
Bathrooms	5
Floors	2
Furnished	Fully

- 6+ Bedrooms, 5+ Bathrooms
- Private pool, plunge pool, shower & WC
- Plot - 2.630m<sup>2</sup>
- Living area 345m<sup>2</sup>
- Year of construction 1998
- Great investment opportunity
- Large roof terrace
- Distance from beach 4.5km

The villa features a modern kitchen, spacious living areas, multiple bedrooms and bathrooms, terraces and balconies overlooking the pool and countryside. This secluded property offers complete privacy with mature landscaping and elevated views. It is a perfect place for a big family, to entertain guests or to rent out. The estate is conveniently located near golf courses, beaches, schools, amenities, in the heart of the Algarve near Pera, Porches and Armação de Pêra. There is also a 2-bedroom cottage on the plot.

The property consists of:

- Ground Floor
  - Large entrance hall
  - Living/dining room



**Areas +**

Living Area	345 m <sup>2</sup>
Usable area	345 m <sup>2</sup>
Plot Area	2.630 m <sup>2</sup>

**Access +**

Driveway

**Parking +**

Parking outdoors, Carport

**Living Room +**

Lounge/Dining, Fireplace

**Terrace +**

Balcony/Terrace, Garden Terrace, Roof Terrace

**Kitchen +**

Fully Fitted, Fully Equipped

**Other Rooms +**

Laundry, Storage

**Bedroom +**

Fitted Wardrobe

**Bathroom +**

2 En-suite, 4 Bathrooms

**Heating-Cooling System +**

AC, Fireplace

**Equipment +**

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

**Water-Electricity-Drainage +**

Mains electric, Mains water, Septic tank, Gas Bottle, Borehole

**Windows +**

Double glazing, Manual Shutters/Blinds, Security Grills

**Pool +**

Private, Shower, Lighting

- Fully fitted, equipped kitchen
- 1 double bedroom with fitted wardrobes
- 1 bathroom
- 1 double bedroom with en-suite (facing pool)

First floor:

- Master bedroom with en-suite
- 2 double bedrooms
- 1 twin bedroom
- 2 x bathrooms
- External staircase to roof terrace

External:

- Heated swimming pool with shower & WC
- Plunge pool with waterfall
- Outdoor kitchen/BBQ with seating
- Landscaped gardens
- Storage/cottage used as extra accommodation
- Carport for 2 cars and fully equipped gym
- Utility/laundry room

Amenities

- Automatic entrance gates
- Intercom
- Alarm
- Air-conditioning
- Internet/phone
- SAT - TV
- Feature spiral staircase.
- Fireplace
- Outdoor lighting
- Poolside WC & shower
- 16 Solar panels for hot water
- Borehole
- Septic tank - soak away system
- Mains electricity
- Mains water

Location

- Nearest beach: 4.5km - Armação de Pêra
- Nearest golf: 4.7km - Salgados
- Nearest school: 5.9km - Nobel International School
- Nearest town: 2.9km - Alcantarilha
- Faro Airport: 49km



YOUR PROPERTY SPECIALISTS

**Garden +**

Landscaped, Auto irrigation

**Exterior +**

Annex/Guest Accommodation

**Views +**

Countryside View, Panoramic View

**Other Info**

Has an AL licence.

The 2 bedroom cottage on the plot is not registered but habitable and free of charge



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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## PHOTO GALLERY



Living Room



Dining Area



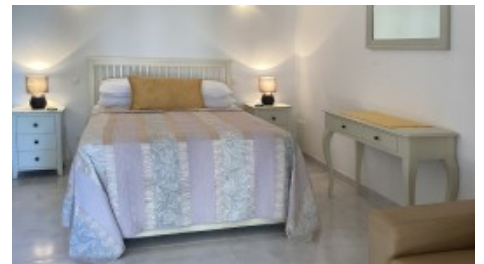
Kitchen



Bedroom 1



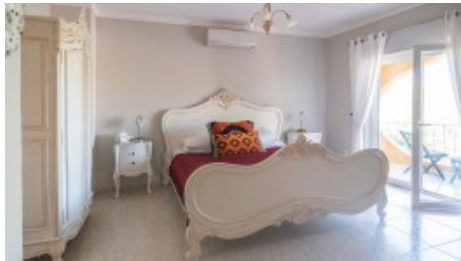
Bathroom



Bedroom 2



Stairs



Master Bedroom



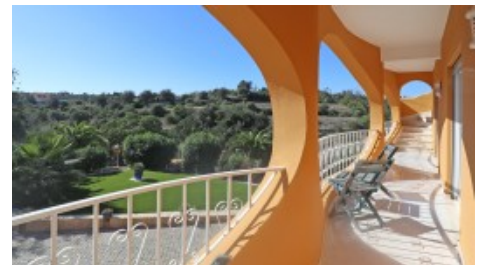
Master Bedroom



Master Bathroom



Master Bathroom



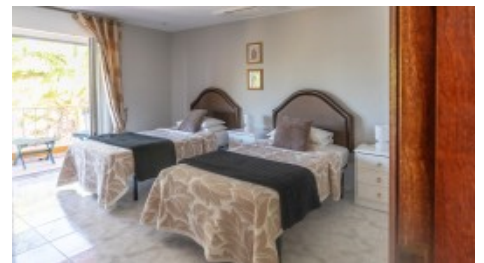
Balcony



Terrace & Pool



Bar



Bedroom 4



Bedroom 5



Bedroom 6



Guest Bathroom



Outdoor Dining



Patio



Patio



Garden



Roof Terrace



Villa at night



Annex



Annex - Living



Annex - Kitchen



Annex - Bedroom



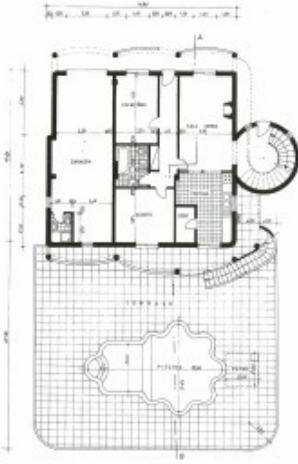
Annex - Bedroom



Annex - Bathroom



## FLOOR PLANS



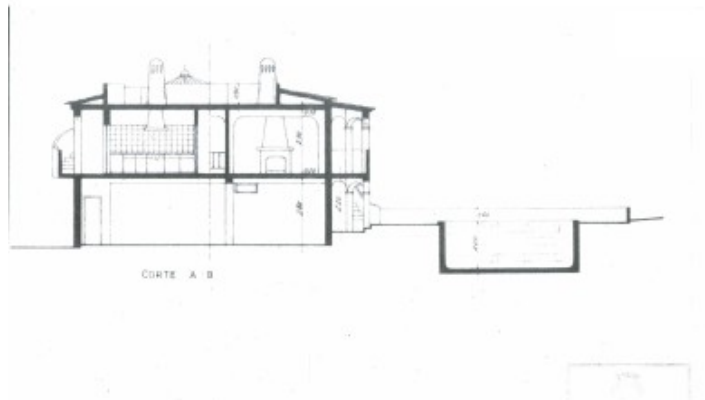
Ground Floor



First Floor



COBERTURA



Side View