



REDUCED



Perfect rental investment - 3 bedroom house in tourist resort right on the beach, Sagres
TOWNHOUSE IN SAGRÉS

ref. LW2164
~~625.000€~~
615.000€



Location +

Town	Sagres
Parish	Vila de Sagres
Municipality	Vila do Bispo, Faro
Region	Algarve (West Coast)

Details +

Usage	Residential
Type	Townhouse
Construction Year	2010
Rooms	5
Bedrooms	3
Bathrooms	2
Floors	2
Furnished	Fully

- EXCLUSIVE WITH TOGOFOR HOMES
- Living area 138m²
- Garden area 60m²
- Underfloor heating
- Air conditioning
- Fully equipped kitchen
- Year of construction 2010
- Resort facilities
- Directly on the beach

Modern 2-storey house with 3 bedrooms and magnificent views over the unspoiled landscape to the sea. It has east-west orientation with magnificent sunrise and sunset and meets the highest standards and the high-quality equipment and the light-flooded rooms offers all imaginable comfort.

The property is located in a tourist resort and is not suitable as a permanent residence.

Ground floor:

- Master bedroom with en-suite bathroom
- 2 guest bedrooms
- Separate bathroom



YOUR PROPERTY SPECIALISTS

Areas +

Living Area	138 m ²
Usable area	208 m ²
Plot Area	199 m ²

Access +

Tarmac, Cobblestones

Parking +

Parking outdoors

Living Room +

Lounge/Dining

Terrace +

Balcony/Terrace, Garden Terrace

Kitchen +

Fully Fitted, Fully Equipped, Open Plan

Bedroom +

Fitted Wardrobe

Bathroom +

1 Family Bathroom, 1 En-Suite

Heating-Cooling System +

AC, Under floor heating

Equipment +

Safe

Water-Electricity-Drainage +

Mains electric, Mains water, Mains drainage

Windows +

Double glazing, Fly Screens

Pool +

Communal

Garden +

Private, Landscaped

Exterior +

- Garden 60m²

Upper floor:

- Living room with dining area and open, fully equipped kitchen
- 2 spacious balconies

To generate rental income, it is possible to conclude attractive agreements on rental programmes.

Lease contracts last for 6 years and currently all new owners have to sign for the first 6 years. After this contract expires (2030) they can live there permanently or extend the lease for another 6 years.

Amenities

- Private garden
- Beach bars & restaurants
- Supermarket
- Communal pools
- Fitness room
- Children's playgrounds
- Tennis courts
- Charging stations for electric cars & Tesla

Location

- Distance to the beach 600m
- Distance to the golf course 16km
- Distance to Sagres with all amenities 2km
- Distance to the nearest school 9,7km
- Distance to Faro airport 120km

Other Info

It is a touristic resort, the property is not usable as a permanent residence.



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

Resort facilities

Views +

Sea View, Panoramic View,
Countryside View

Extra Features +

Modern Construction



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PHOTO GALLERY



Beach



Living Room



Balcony



Kitchen



Balcony



Bedroom 1



Bathroom



Bedroom 2



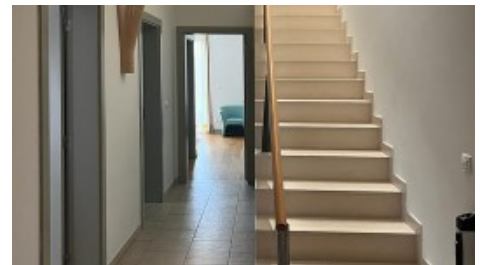
Bathroom



Bedroom 3



Garden



Hall



View