



## 4 bedroom villa with heated private pool located on golf resort, near Carvoeiro

VILLA IN CARVOEIRO

ref. PCG1371

690.000€



### Location +

Town	Carvoeiro
Parish	Lagoa e Carvoeiro
Municipality	Lagoa, Faro
Region	Algarve (Central)

### Details +

Usage	Residential
Type	Villa
Construction Year	2002
Rooms	6
Bedrooms	4
Bathrooms	3
Floors	2
Furnished	Fully

- Living area 227m<sup>2</sup>
- Plot 1257m<sup>2</sup>
- 4 bedrooms
- 3 bathrooms
- Private heated pool

This 4 bedroom, 3 bathroom villa is located within Pestana Gramacho resort. With heated swimming pool, garden and driveway with carport. The ground floor consists of entrance hall, dining and living area, a fully equipped kitchen, wc, storage room and two bedrooms, one of which is en-suite.

The top floor consists of a further two en-suite bedrooms both with large terraces and superb country views.

The resort, located near Carvoeiro, has 2 golf courses, Gramacho and Vale da Pinta and two clubhouses with bars and restaurants. There is also tennis courts, a Health Spa and several communal swimming pools. All hedges, roads, footpaths and communal areas are spotless and manicured. There is 24 hour security on site and at night the resort is gated with security entrance.

All properties are built to the highest standard and all are purchased with



**Areas +**

Living Area	227 m <sup>2</sup>
Plot Area	1.257 m <sup>2</sup>

**Access +**

Driveway

**Parking +**

Carport

**Living Room +**

Lounge/Dining, Terrace

**Terrace +**

Balcony/Terrace

**Kitchen +**

Own Entrance, Fully Fitted, Modern

**Other Rooms +**

Storage

**Bedroom +**

Bedroom 1 2 on Ground Floor, Fitted Wardrobe, Terrace

Bedroom 2 2 on First Floor, En-Suite, Fitted Wardrobe, Terrace

**Bathroom +**

Family Bathroom, Guest Toilet

**Heating-Cooling System +**

Central Heating, Fireplace

**Equipment +**

Alarm System

**Water-Electricity-Drainage +**

All mains

**Windows +**

Double glazing, Fly Screens

**Pool +**

Private, 8x4m, Heated, Tiled, Shower

Golf Rights, resort discounts and the Pestana Priority Card, which allows you discount and privileges across the Pestana Group.

**Amenities**

- Resort discounts
- Gold privileges
- 24 hour security
- Bars and restaurants

**Location**

- Distance from sea 3.5km
- Distance from airport 65km
- Nearest school 3km
- Nearest beach 5km
- Nearest town 3km

**Other Info**

Partnership property



THE ALGARVE PROPERTY SPECIALISTS

**Garden +**  
Communal, Landscaped

**Exterior +**  
Tennis court

**Views +**  
Country-side View, Golf View



Vilamoura Head Office: 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



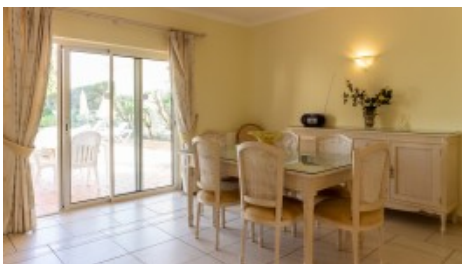
Entrance



Living Room



Living Room



Dining Room



Kitchen



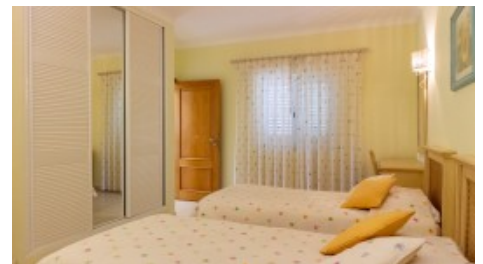
Kitchen



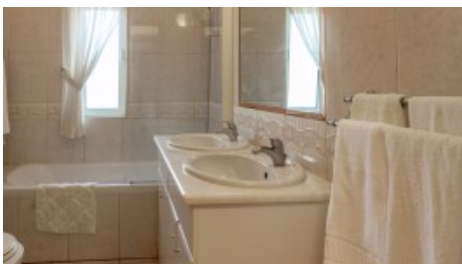
Garden



Garden



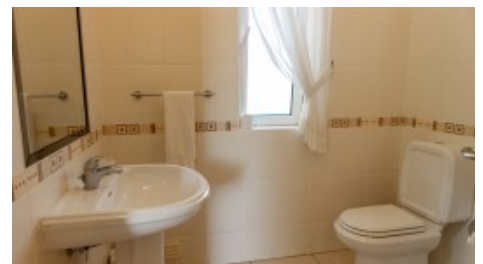
Bedroom 1



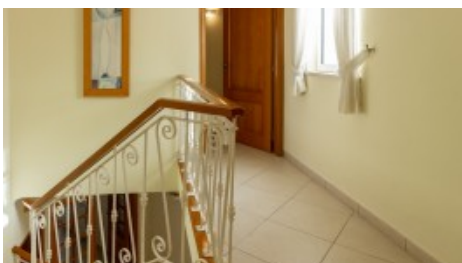
En-Suite



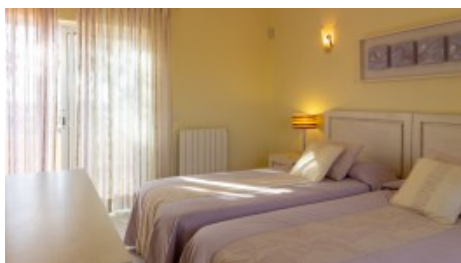
Bedroom 2



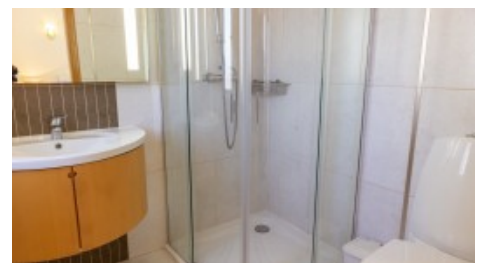
Guest WC



First Floor



Bedroom 3



En-Suite



Terrace



Bedroom 4



En-Suite



View