



## An imposing modern house near Alandroal, Évora in the Alentejo countryside

VILLA IN ALANDROAL

ref. **PDBED030**  
**850.000€**



### Location +

Town	Alandroal
Parish	Santiago Maior
Municipality	Alandroal, Évora
Region	Alentejo (Central)

### Details +

Usage	Residential
Type	Villa
Construction Year	2012
Rooms	7
Bedrooms	4
Bathrooms	5
Floors	2

The house is located on a hill with panoramic views - also to the castle in the neighbouring village.

There are 4 bedrooms and 5 bathrooms in total. It is perfect for a bigger family or to invite guests. The architecture is modern with high ceilings in the lounge/dining area, bright and light.

One T1 apartment with bathroom, lounge, kitchen and terrace on the ground floor.

2 bedrooms with own access to the outside and en suite bathrooms on the ground floor and one ensuite bedroom on the first floor. The house also offers an office with views to the castle, library and small intimate lounge on the ground floor.

The property has many terraces, a pool of 10x6m size as well as a garden with irrigation system with water from the municipal dam.



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	300 m <sup>2</sup>
Usable area	569 m <sup>2</sup>
Plot Area	43.750 m <sup>2</sup>

### Access +

Country Road

### Parking +

Garage, Parking outdoors

### Living Room +

High Ceiling, New Tiles, Countryside views, Fireplace, Panoramic View

### Terrace +

Terraces, Countryside views, Garden, Barbecue, Patio

### Kitchen +

Fully Fitted, Laundry, Utility, Own Entrance

### Other Rooms +

Storage, Office/Study, Mezzanine

### Bedroom +

4

### Bathroom +

4 Bathrooms, 1WC

### Heating-Cooling System +

AC, Heat Pump, Radiators, Gas, Boiler, Fireplace

### Equipment +

Internet/Phone, Alarm System, Heat Pump, Gas Boiler

### Water-Electricity-Drainage +

Borehole, Mains electric, Septic tank, Photovoltaic, Solar electricity

### Windows +

Double glazing

### Pool +

### Amenities

Huge Bay windows on the ground floor  
Most of the rooms have access to the outside, terraces  
3 storage rooms below the main terrace  
2 automatic gates, property is fenced, garage for 2 cars  
Water radiators heated by the heat pump powered by 1 solar panel, gas boiler, 10 photovoltaic solar panels provide a part of the energy in the house, in addition to the main electricity network.  
Borehole with drinking water

### Location

approx 1 km to the next village  
approx. 50 km to Évora  
approx. 200 km to Lisbon  
approx. 20 minutes to amenities  
approx. 25 minutes drive to the next beach in Alqueva

### Other Info

Exceptional modern property with a lot of natural light and panoramic views



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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YOUR PROPERTY SPECIALISTS

Private

**Garden +**

Trees, Auto irrigation, Fenced, Pond,  
Private

**Views +**

Countryside View, Panoramic View



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YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



Lounge



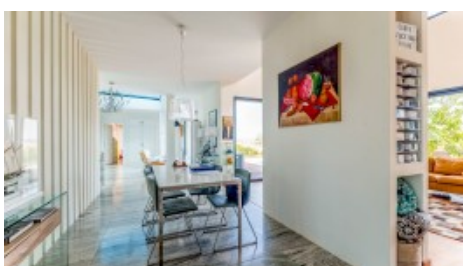
Lounge



Lounge



Terrace



Dining



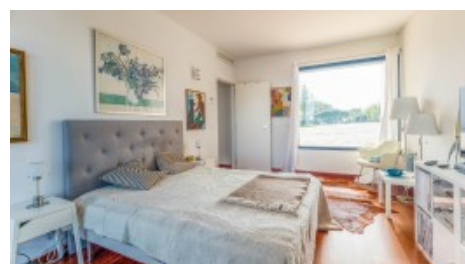
Kitchen



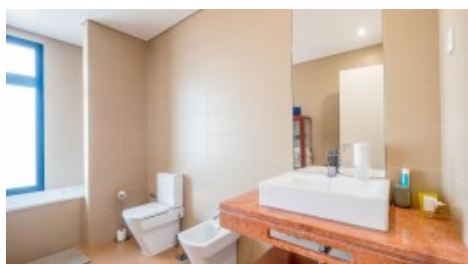
WC



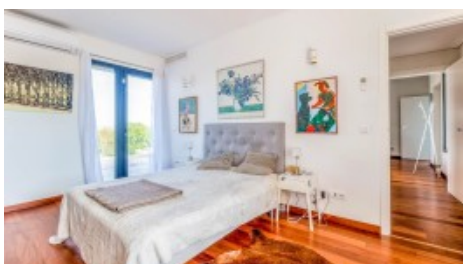
View



Bedroom



Bathroom



Bedroom



Bedroom



Bathroom



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