

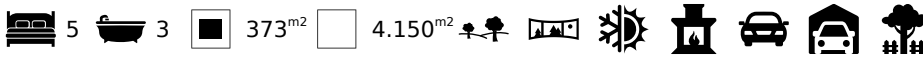


## Elegant 2 storey villa with 5 bedrooms, Caramujeira, near Carvoeiro

VILLA IN CARVOEIRO

ref. PPP778

1.210.000€



### Location +

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

### Details +

Usage	Residential
Type	Villa
Construction Year	1985
Rooms	9
Bedrooms	5
Bathrooms	3
Floors	2

Nestled within a beautifully landscaped 4,150 m<sup>2</sup> estate, this stunning two-story villa blends traditional Algarvean architecture with superior craftsmanship and modern comforts. Surrounded by vineyards and lush greenery, it offers a serene and private retreat just minutes from the region's most breathtaking beaches.

### A HOME OF CHARACTER AND ELEGANCE

Built with high-quality materials and exquisite exotic wood finishes, this villa seamlessly follows the natural slope of the land, featuring two independent living spaces across its two levels.

#### Main Floor:

- 4 spacious bedrooms (1 en-suite)
- TV room and library
- Elegant living and dining area with a cozy fireplace and heat recovery system
- Unique hand-painted tile panels, adding character and charm
- 2 bathrooms
- Fully equipped rustic-style kitchen with pantry
- Three sunlit balconies and access to an expansive 80 m<sup>2</sup> terrace with panoramic views



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	373 m <sup>2</sup>
Usable area	395 m <sup>2</sup>
Balcony/Patio area	80 m <sup>2</sup>
Plot Area	4.150 m <sup>2</sup>

### Access +

Tarmac, Manual Entrance Gate

### Parking +

Driveway, Garage, Parking outdoors

### Living Room +

Lounge/Dining

### Terrace +

Balcony/Terrace, Garden Terrace, Roof Terrace

### Kitchen +

Fully Fitted, Fully Equipped

### Other Rooms +

Basement, Guest accommodation, Utility Room, Office/Study, TV Room

### Bedroom +

Fitted Wardrobe

### Bathroom +

1 Family Bathroom, 1 En-Suite, 1 Shower room, 2 WC

### Heating-Cooling System +

Fireplace, AC

### Water-Electricity-Drainage +

Mains electric, Mains water, Mains drainage, Gas Bottle

### Windows +

Single Glazing, Manual Shutters/Blinds

### Garden +

Private, Landscaped, Fenced, Auto irrigation, Rainwater Cistern

- Built-in central sound system throughout

### Lower Floor:

- A generous open-plan lounge with a bar area
- Fully equipped kitchenette
- 1 en-suite bedroom
- Wine cellar, complete with barrels, press & all equipment for private wine production
- Spacious garage
- Storage room and bathroom

### A TRANQUIL OASIS IN NATURE

The villa's exteriors are a masterpiece of Algarvean charm and traditional craftsmanship, featuring:

- Hand-laid Portuguese stone driveways
- Mature gardens, framed by handcrafted natural stone walls
- A barbecue area with built-in seating—perfect for al fresco dining
- A serene lake with fish and a cascading waterfall

### LOCATION & CONVENIENCE

Situated in Caramujeira's renowned wine country, this villa offers an ideal balance of seclusion and accessibility. With its unique blend of rustic charm, modern amenities, and luxurious comfort, Villa Branca is a rare gem—the perfect sanctuary for those seeking tranquility, privacy, and a deep connection to nature.

### Amenities

- Mains Water, electricity, drainage, gas bottle
- Fenced
- Pre installation for surround sound
- Single glazing and manual shutters
- Grill/Barbecue, Terraces
- Fireplace, Air Conditioning
- Built-in wardrobes
- View to garden, country views
- Closed garage

### Location

- 2 km from stunning beaches (Marinha, Albandeira, Benagil)
- 2 km to local shops
- 4 km to Nobel International School
- 6 km to the German School
- 6.5 km to the nearest golf courses
- 56 km to Faro International 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

**Exterior +**

Pond, BBQ

**Views +**

Garden View, Countryside View,  
Panoramic View



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## PHOTO GALLERY



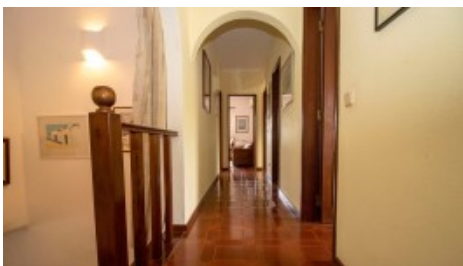
*Kitchen*



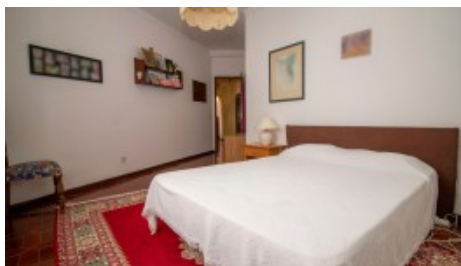
*Terrace*



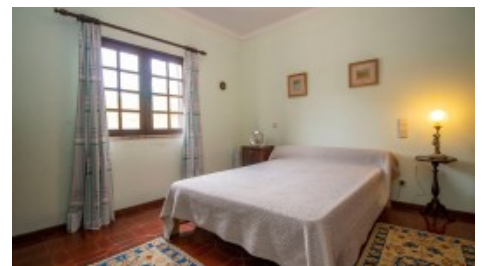
*Entrance hall*



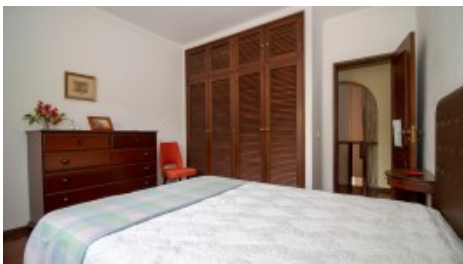
*Corridor*



*Bedroom 1*



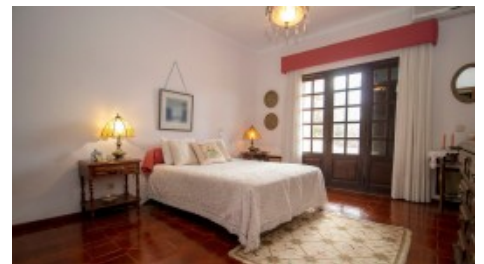
*Bedroom 2*



*Bedroom 3*



*Bathroom*



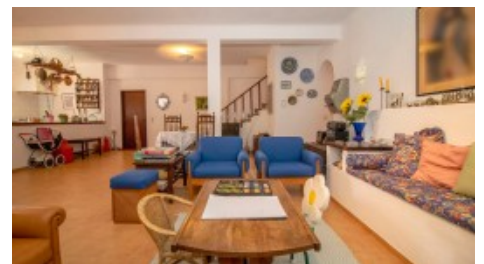
*Bedroom 4*



*Bathroom*



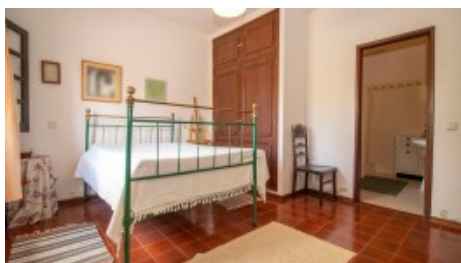
*Basement*



*Basement*



*Basement*



*Bedroom*



*Garden*



YOUR PROPERTY SPECIALISTS

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*Garden*



*Driveway*



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