

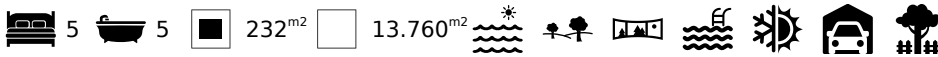


Immaculate 3+2 Bedroom Villa with Pool, Big Plot and Distant Sea Views, between Olhão and Tavira

VILLA IN OLHÃO

ref. TV2257

1.955.000€



Location +

Town	Olhão
Parish	Quelfes
Municipality	Olhão, Faro
Region	Algarve (East)

Details +

Usage	Residential
Type	Villa
Construction Year	1999
Renovation Year	2008
Rooms	7
Bedrooms	5
Bathrooms	5
Floors	2
Furnished	Fully

- Exclusive with Togofor- Homes
- Living area 232 m², construction area 377 m²
- Plot 13,760 m²
- 2 bedrooms, 1 en-suite bathroom, 1 guest WC
- Separate apartment with 1 bedroom, bathroom, kitchenette and separate access
- Built in 1999, fully renovated in 2008
- 3-in-1 air conditioning in all bedrooms and fireplace in the living room
- Underfloor heating
- Separate annex with 2 bedrooms, bathroom and kitchenette
- Wonderful views over the countryside with distant sea views
- 8 km from the beach

This big villa is in a quiet rural location, yet only 5 minutes by car from the nearest amenities. Set in a big, fully fenced plot with a beautifully landscaped garden, large outdoor terrace, pool area with shower and outdoor kitchen, and natural areas, it is the perfect place to relax and enjoy.

The property benefits from a separate apartment on the first floor with access to the roof terrace and an annex with 1+1 bedroom, bathroom and kitchenette.



Areas +

Living Area	232 m ²
Usable area	377 m ²
Plot Area	13.760 m ²

Access +

Country Road, Driveway, Automatic Entrance Gate

Parking +

Garage, Double Garage, Driveway

Living Room +

Lounge/Dining

Terrace +

Terraces, Roof Terrace

Kitchen +

Own Entrance, Open Plan, Fully Fitted, Modern

Other Rooms +

Other Rooms 1 Storage, Laundry, Office/Study

Other Rooms 2 T2 Annex, Detached, 1 Bathroom, Lounge, Dining Room, Kitchenette

Bedroom +

Bedroom 1 2 on Ground Floor, Dressing Area, En-Suite

Bedroom 2 1 on First Floor, En-Suite

Bathroom +

Guest Toilet, Ground Floor

Heating-Cooling System +

Under floor heating, Salamandra, AC

Equipment +

Alarm System, Safe, Video Intercom

Water-Electricity-Drainage +

Ground floor:

- Entrance area
- Open-plan kitchen with private access
- Spacious dining area
- Large living area with fireplace and traditional vaulted brick ceiling with lighting
- Covered terrace
- Master bedroom with dressing area and office (was 2nd bedroom) and en-suite bathroom
- Storage
- Guest WC
- Access to the upper floor

1st floor:

- Separate apartment with kitchenette and small living area, bedroom, bathroom with access to the roof terrace
- Separate access from outside

Annex:

- 1+1 bedroom with kitchenette and bathroom

Outdoor area:

- Beautifully landscaped garden and nature area with fish pond and water lily pond
- Big natural area with trees
- Covered terrace with access from the living room
- Big roof terrace
- Outdoor terrace with outdoor kitchen
- 12x5 m pool
- Laundry
- Double garage
- Parking facilities
- Garden house, for example for celebrations with electricity and water connection

Amenities

- Fully equipped, open-plan kitchen with private access
- Big living room with dining area and closed fireplace
- Underfloor heating
- Laundry
- 3-in-1 air conditioning
- Separate apartment with kitchenette
- Annex with 1+1 bedroom, bathroom and kitchenette
- Mains water and well, septic tank
- Mains electricity
- Double-glazed windows
- Automatic entrance gate
- Double garage and private parking space



YOUR PROPERTY SPECIALISTS

Mains water, well, Mains electric,
Septic tank

Windows +

Double glazing, Aluminium, Manual
Shutters/Blinds, Fly Screens

Pool +

12x5m, Tiled, Shower, Lighting

Garden +

Landscaped, Natural, Fenced, Auto
irrigation, Lawn, Trees

Exterior +

Pond, Lake, Bread Oven, BBQ

Views +

Sea View, Panoramic View,
Countryside View

Location

- Distance to the beach 8 km
- Distance to the nearest golf course 25 km
- Distance from Faro airport 20 km
- Distance to the nearest school 7 km
- Distance to the nearest town 2,5/5 km - Quelfes/Olhão



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



Villa



Living Room



Terrace



Kitchen



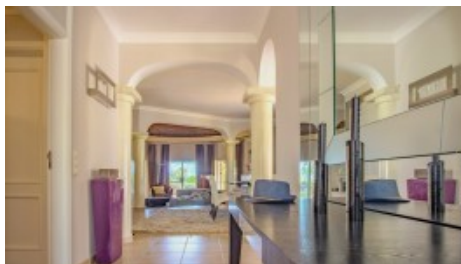
Kitchen



Kitchen



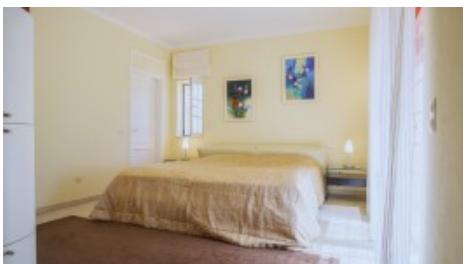
Dining Room



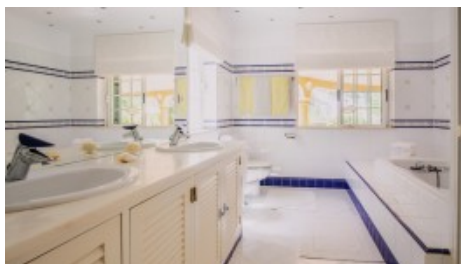
Hall



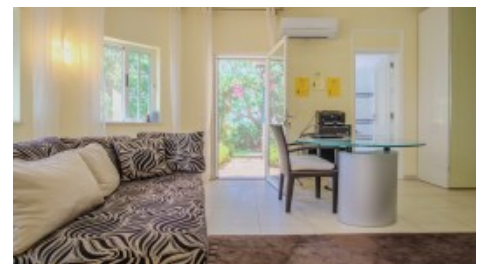
Master Bedroom



Master Bedroom



En-Suite



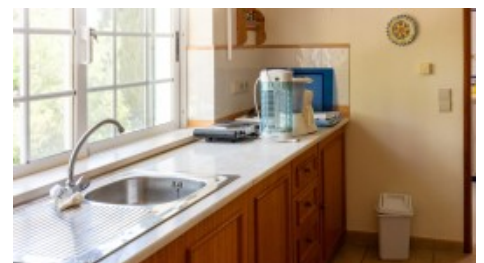
Office



Garden & Garden House



Pond



Kitchenette Apartment 1st Floor



Living 1st Floor



Bedroom 1st Floor



Bathroom 1st Floor



Roof Terrace



Annex



Annex



Annex



Garage



Outdoor Kitchen



Villa



Villa



Villa



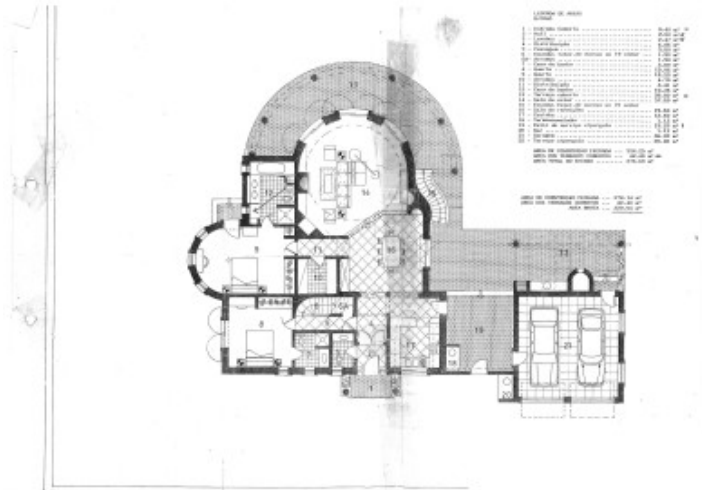
Plot



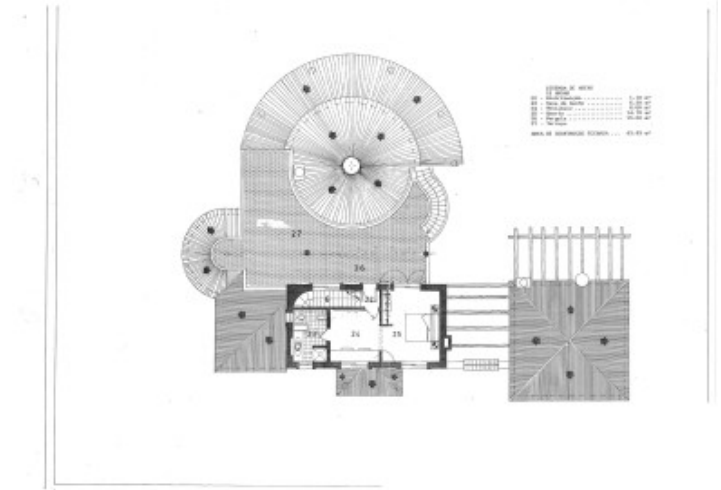
Plot



FLOOR PLANS



TV2257 Ground floor



TV2257 First floor