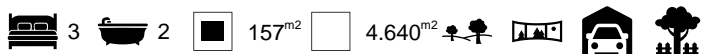


Fully Restored 3 Bedroom Quinta near Santa Bárbara de Nexe

COUNTRY HOUSE IN SANTA BÁRBARA DE NEXE

ref. VM1525

51.184.773€



Location +

Town	Santa Bárbara de Nexe
Parish	Santa Bárbara de Nexe
Municipality	Faro, Faro
Region	Algarve (Central)

Details +

Usage	Residential
Type	Country House
Construction Year	1928
Renovation Year	2019
Rooms	5
Bedrooms	3
Bathrooms	2
Floors	1
Furnished	Partly

- Living Area 156.5m²
- Plot Size 4,640m²
- Year of Construction 1928, Renovation 2019
- 3 Bedrooms, 2 Bathrooms, 1 En-Suite
- Option to split property for separate annex
- House set back from the road

This traditional Quinta has been totally renovated and tastefully decorated ready for the new owner to move in. Only some finishings in the garden and option to install a swimming pool remain.

Entering the property from a tarmac road you have an automatic gate through to a spacious drive with ample room for parking, to turn and access to the garage.

The house is set mostly on one level with an open plan living room, dining and kitchen with most of the appliances including gas hob, oven, extractor and dishwasher.

The lounge has a newly fitted salamander wood burner and a door out to a lovely terrace and garden with fruit trees.

By the entrance hall are two bedrooms with fitted wardrobes in the second hall. The master bedroom has its own dressing area and en-suite bathroom with stairs going up to the roof terrace with a handy mezzanine



Areas +

Living Area	157 m²
Usable area	199 m²
Plot Area	4.640 m²

Access +

Tarmac, Electric Gates

Parking +

Garage, Double Garage, Driveway

Living Room +

Lounge/Dining

Terrace +

Roof Terrace, Garden Terrace

Kitchen +

Own Entrance, Open Plan, Kitchen/Dining, Partly fitted

Other Rooms +

Office/Study, Mezzanine

Bedroom +

3 on Ground Floor, En-Suite, Fitted Wardrobe, Dressing Area

Bathroom +

1 En-Suite, 1 Family Bathroom

Heating-Cooling System +

Salamandra, Pre-Installed AC

Water-Electricity-Drainage +

All mains, Gas Bottle

Windows +

Double glazing

Garden +

Landscaped, Natural, Fruit Trees

Exterior +

BBQ

Views +

room which could be used as a fourth bedroom or office.

Alternatively, this part of the house could be closed off for a separate annex. The roof terrace is 100m² and gives panoramic views across the countryside.

The gardens are easy to maintain, with terraces and a barbecue area. There is construction allowance for a pool to be installed.

The plot is fully fenced and private with the property back from the road and not overlooked by neighbours.

Amenities

- New wiring and plumbing
- New floor tiles in Santa Catarina style
- New kitchen and bathrooms
- New salamander fireplace
- New roof with double insulation
- Wooden double-glazed windows with interior shutters
- Solar panel for hot water
- Mains water and drainage
- Huge cisterna (water holding tank)
- Pre-installed for air conditioning

Location

- 4.5 km to the pretty village of Santa Barbara
- 13.5 km to the coast
- 16.7 km to the nearest beach
- 14 km to the airport
- 9.8 km to the nearest golf course
- 5 km to the nearest school
- 9 km to the large shopping centre near Loulé

Other Info

- Fruit trees include: Orange, lemon, tangerine, fig, nespera, almond, carob and olive



THE ALGARVE PROPERTY SPECIALISTS

Panoramic View, Country-side View



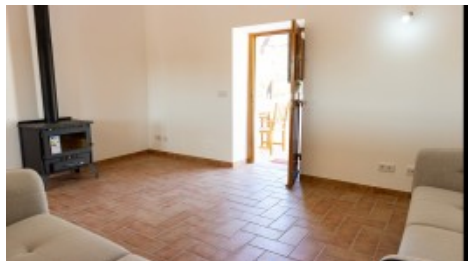
Vilamoura Head Office: Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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+351 289 322 134
enquiries@togofor-homes.com
www.togofor-homes.com



PHOTO GALLERY



Lounge



Open Plan



Kitchen



Terrace



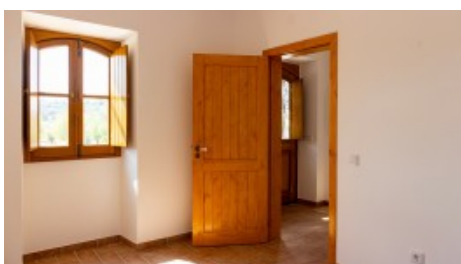
Master Bedroom



Master Bathroom



Dressing Area



Bedroom 2



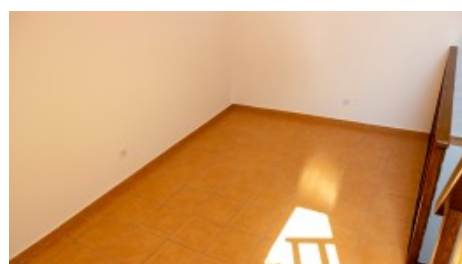
Bathroom



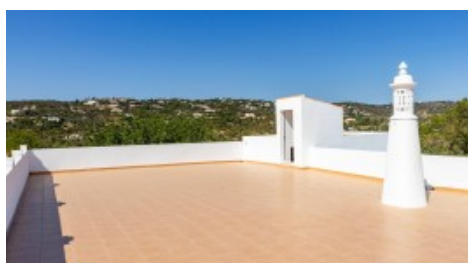
Bedroom 3



Hall



Office



Roof Terrace



Terrace View



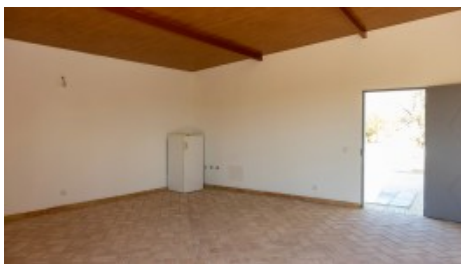
Garden



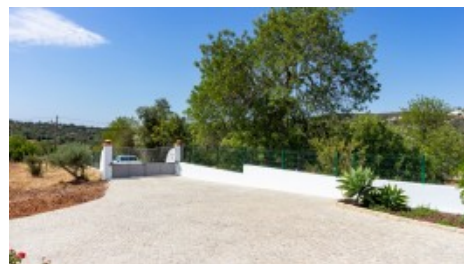
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Courtyard



Garage



Driveway



Garden



Front of property



Land



Property



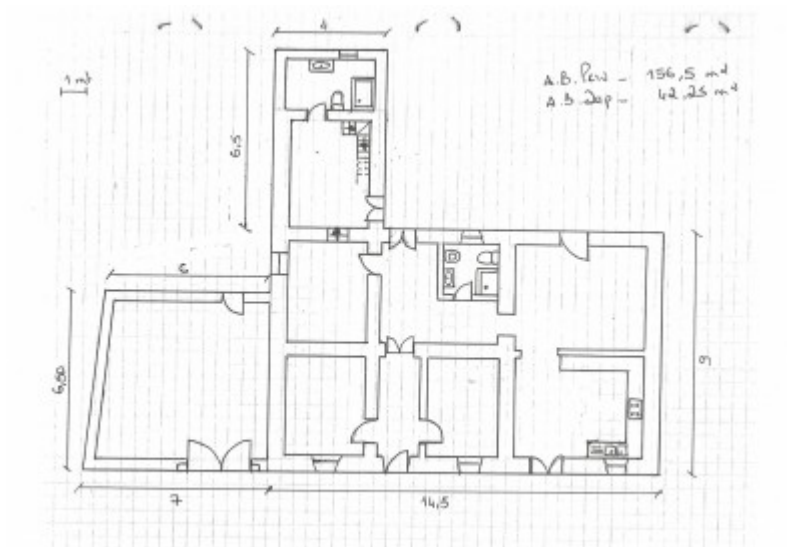
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FLOOR PLANS



VM1525 Floor Plans