



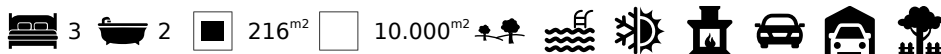
**SOLD**



## Traditional Style Quinta with 3 Bedrooms, Pool, Annex and Large Plot near São Brás

VILLA IN SÃO BRÁS DE ALPORTEL

ref. VM1875  
750.000€



### Location +

Town	São Brás de Alportel
Parish	São Brás de Alportel
Municipality	São Brás de Alportel, Faro
Region	Algarve (East)

### Details +

Usage	Residential
Type	Villa
Construction Year	2006
Rooms	5
Bedrooms	3
Bathrooms	2
Floors	1
Furnished	Partly

- Living Area 216m²
- Plot Size 10,000m²
- Year of Construction 2006
- 3 Bedrooms, 2 Bathrooms, 1 En-Suite
- Annex with 1 Bedroom & 1 Bathroom
- Fertile Plot with Many Fruit Trees
- Many Water Supplies

This charming Quinta was built in a traditional style but is quite newly built with modern insulation. With a large plot and good water supplies, this property is perfect for 'The Good Life' of living off the land. Not so isolated with a just a few minutes walk to a local cafe and a 7 minute drive to large supermarkets and town. There are plenty of terraces including a barbecue area with bread oven or the conservatory for winter sun, perfect for relaxing or entertaining.

Main House all on one level:

- Entrance Hall
- Living room with fireplace
- Kitchen - dining room with utility room
- Bedroom with en-suite bathroom
- Bedroom with patio doors to barbecue terrace



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	216 m <sup>2</sup>
Usable area	271 m <sup>2</sup>
Plot Area	10.000 m <sup>2</sup>

### Access +

Country Road, Driveway

### Parking +

Garage, Driveway, Private Parking

### Living Room +

Lounge, Dining

### Terrace +

Roof Terrace, Garden Terrace

### Kitchen +

Kitchen/Dining

### Other Rooms +

Other Rooms 1	Storage Room, Laundry
Other Rooms 2	T1 Annex

### Bedroom +

3 on Ground Floor, Fitted Wardrobe

### Bathroom +

1 En-Suite, 1 Family Bathroom,  
Guest Toilet

### Heating-Cooling System +

Fireplace, AC

### Equipment +

Intercom

### Water-Electricity-Drainage +

Mains water, well, Cistern, Spring,  
Borehole, Mains drainage, Septic  
tank, Gas Bottle

### Windows +

Double glazing, UVA Protection

### Pool +

- Bedroom with access to winter garden/conservatory
- Guest bathroom with walk in shower
- Winter garden/conservatory
- WC
- Garage

### Other buildings:

- 1 bedroom annex with bathroom
- Workshop/storage

### Outside:

- Above ground saltwater swimming pool with shower
- Barbecue terrace with bread oven & shaded area
- Calçada driveway with automatic entrance gates
- Pond & well
- Fenced off area perfect for dogs
- Olive tree orchard
- Car port
- Natural spring

## Amenities

- Borehole with cisterna holding tank
- Main water for house
- Natural spring and well
- Bespoke double-glazed windows
- Electric shutters & fly screens
- Air conditioning
- Wood burning fireplace
- Barbecue terrace with bread oven
- Pond, kennels
- Garage
- Very good internet & phone connections
- Auto-irrigated gardens

## Location

- 4 km to São Brás de Alportel
- 650 meters by foot/car to local cafe
- 24.2 km to Faro airport
- 13.4 km to Ombria golf resort
- 26 km to the beaches and coastline
- 4.9 km to nearest school

## Other Info

- Fruit trees include: Orange, Lemon, Tangerine, Grapefruit, Avocado, Grape, Plum, Apricot, Sharon Fruit, Nêspira, Fig, Olive,



Tavira Office - ALGARVE:  
Rua da Silva 27 Tavira  
GPS. 37° 7' 27.627" N - 7° 38' 44.156" W

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enquiries@togofor-homes.com  
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YOUR PROPERTY SPECIALISTS

6.5x6.5m, Saltwater

**Garden +**

Landscaped, Natural, Fruit Trees,  
Walled, Auto irrigation

**Exterior +**

BBQ

**Views +**

Countryside View

Almond



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YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



Pool



Kitchen



Dining



Lounge



Lounge



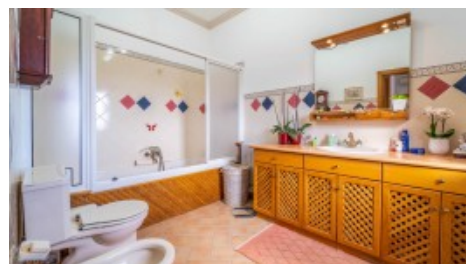
Conservatory



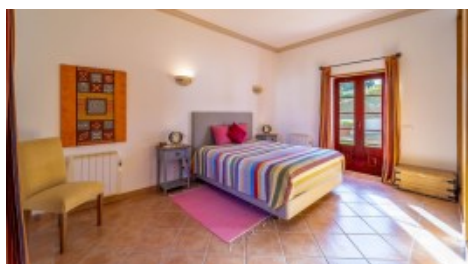
Barbecue Terrace



Master Bedroom



En-Suite Bathroom



Bedroom



Master Bathroom



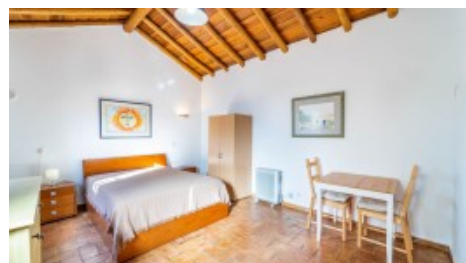
Bedroom



Garage



Annex



Annex - Bedroom



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YOUR PROPERTY SPECIALISTS



*Annex - Bathroom*



*Rear of property*



*Pond & Well*



*Roof Terrace*



*View*



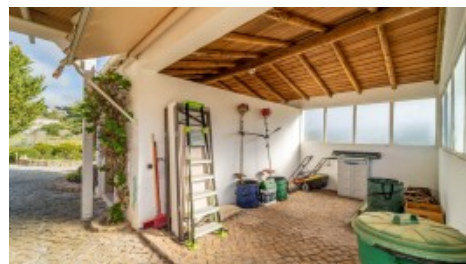
*Entrance hall*



*Driveway*



*Garden*



*Carport*



*Aerial View*



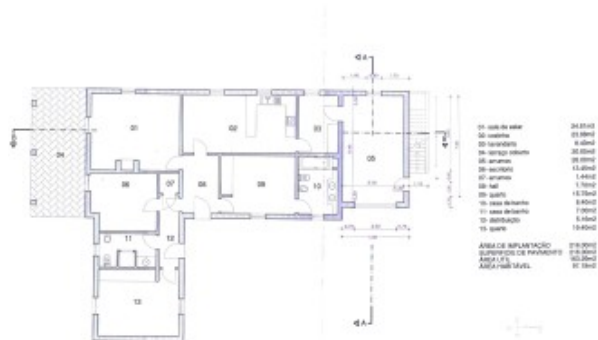
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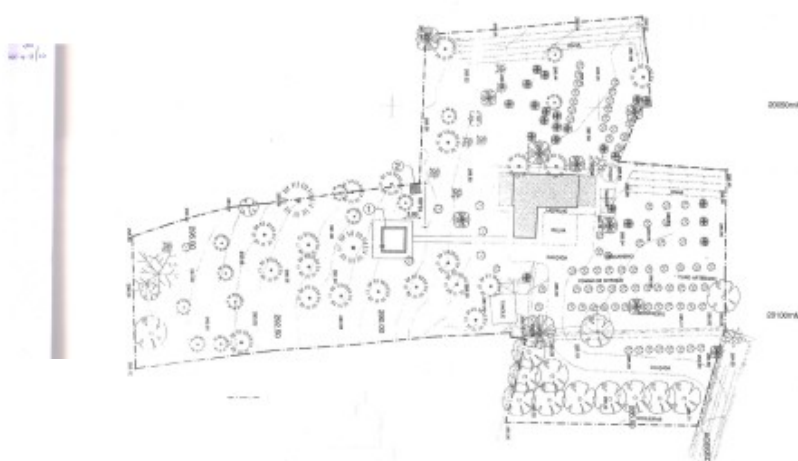
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## FLOOR PLANS



VM1875 Planta Piso 1



VM1875 Planta Implantação