YOUR PROPERTY SPECIALISTS

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€

3 | 2 | 216m² | 10.000m²

B⁻

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

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

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Areas +

Living Area	216 m²
Usable area	271 m²
Plot Area	10.000 m²

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, Nêspera, Fig, Olive,

6.5x6.5m, Saltwater

Garden +

Landscaped, Natural, Fruit Trees, Walled, Auto irrigation

Exterior +

BBQ

Views +

Countryside View

Almond

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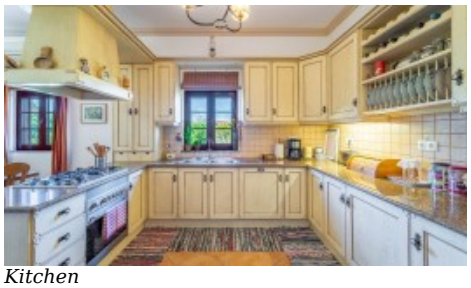
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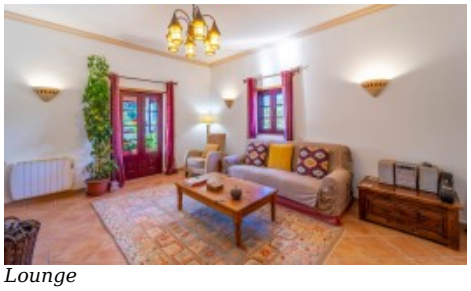
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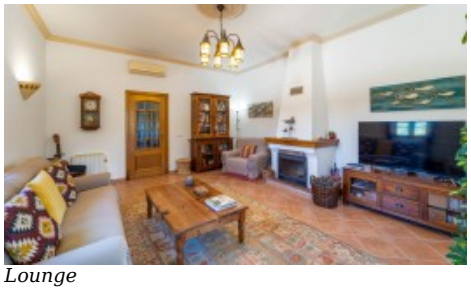
PHOTO GALLERY


Pool


Kitchen

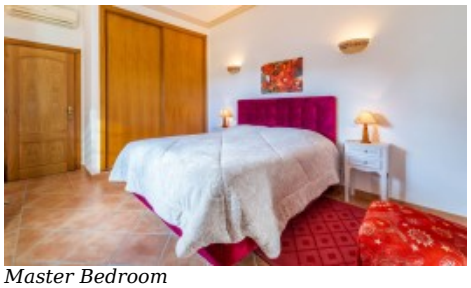

Dining


Lounge

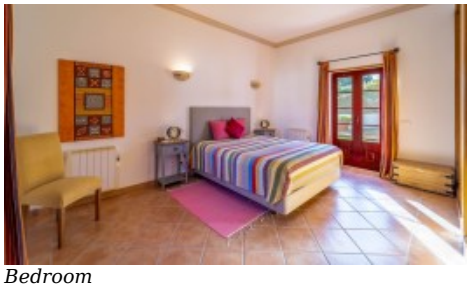

Lounge

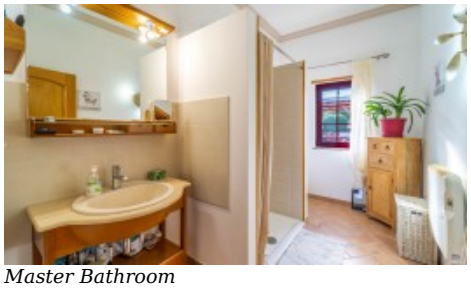

Conservatory


Barbecue Terrace

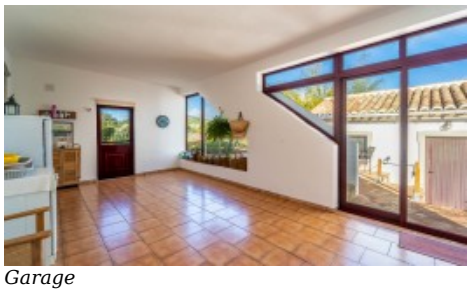

Master Bedroom


En-Suite Bathroom


Bedroom


Master Bathroom


Bedroom


Garage


Annex


Annex - Bedroom

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Annex - Bathroom


Rear of property


Pond & Well

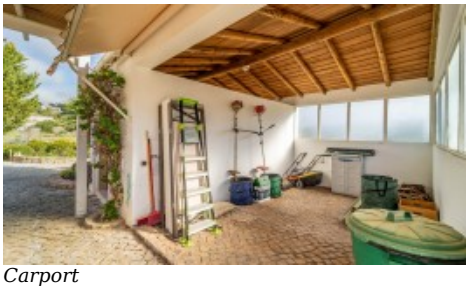

Roof Terrace


View


Entrance hall


Driveway


Garden


Carport

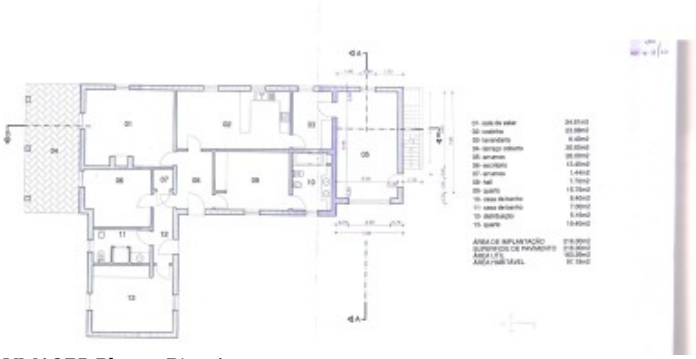

Aerial View

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FLOOR PLANS



VM1875 Planta Piso 1



VM1875 Planta Implantação

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