

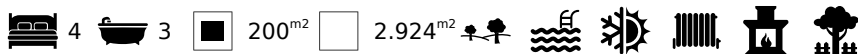


4 Bedroom Villa with Countryside views in São Brás de Alportel

VILLA IN SÃO BRÁS DE ALPORTEL

ref. VM2068

1.000.000€



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	4
Bathrooms	3
Floors	2
Furnished	Negotiable

- Living Area 200m²
- Plot Size 2.924m²
- Year of Construction 2006
- 4 Bedrooms, 3 Bathrooms (2 En-Suite), 1 WC
- Close to amenities
- No overlooking neighbours
- Distance to Beach - 16,2km

We enter the fully fenced private plot through automatic entrance gates that takes you to the house and round to a double garage. The manicured garden and pool area benefit from constant sunshine giving you a peaceful and picturesque place to relax.

This property has a south-east orientation with the bedrooms in the south, each with terrace doors out onto the pool area. In the east wing is the living room with 2 feature brick ceilings, one with a skylight allowing the light to flood in to the lounge area and the other in the dining room which is on an elevated split level, perfect for entertaining.

Ground Floor:

- Fully equipped kitchen
- Living room with dining area



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Areas +

Living Area	200 m ²
Usable area	243 m ²
Plot Area	2.924 m ²

Access +

Tarmac

Parking +

Driveway

Kitchen +

Fully Fitted, Rustic, Own Entrance

Other Rooms +

Laundry, Sauna

Heating-Cooling System +

Central Heating, Fireplace, AC

Equipment +

Alarm System, Video Intercom

Water-Electricity-Drainage +

Mains water

Windows +

Double glazing, UVA Protection

Pool +

9x5m

Garden +

Walled, Landscaped

Exterior +

BBQ

Views +

Countryside View

- Master bedroom with en-suite bathroom
- 2 guest bedrooms
- 1 Family bathroom
- 1 WC
- Laundry room

First Floor:

- 1 Bedroom, 1 en-suite
- Access to large terrace with open views

Outside:

- Pool and pool terrace
- Covered terrace
- Landscaped garden
- Built in BBQ / outside kitchen
- The plot is fully fenced
- Double Garage with a sauna

Amenities

- Air con/3 in 1
- Double glazed windows with UVA protection
- Fibre Optic Internet
- Energy efficient water heater with gas back up
- Mains Water
- Mains Electric
- Closed Fireplace
- Automatic Entrance Gates

Location

- Distance to Nearest Town - 3,3km (São Brás de Alportel)
- Distance to sea - 15km
- Distance to Beach - 16,2km
- Distance to Nearest Golf - 23km
- Distance From Airport - 22,2km
- Distance to Nearest School - 24,4km



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

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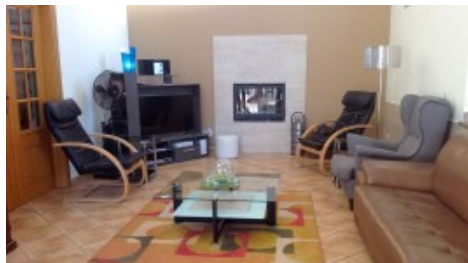
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PHOTO GALLERY



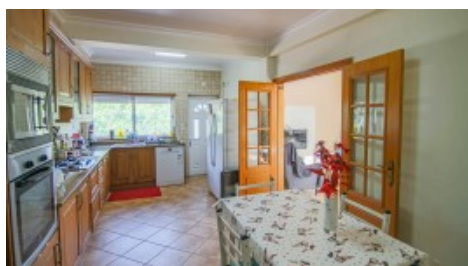
Lounge



Skylights



Kitchen



Kitchen



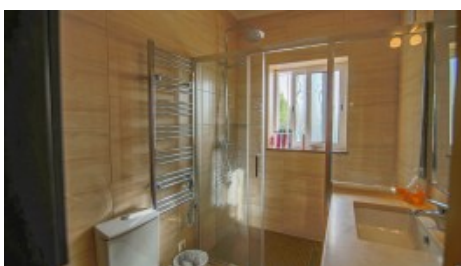
Terrace



Master Bedroom



Master Bedroom



Master Bathroom



Bedroom 2



Bathroom



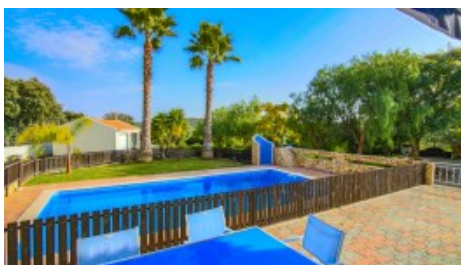
Office



Stairs



Villa & Pool



Pool



BBQ



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Garden



Driveway



Garage



Well



Driveway



Villa



Property



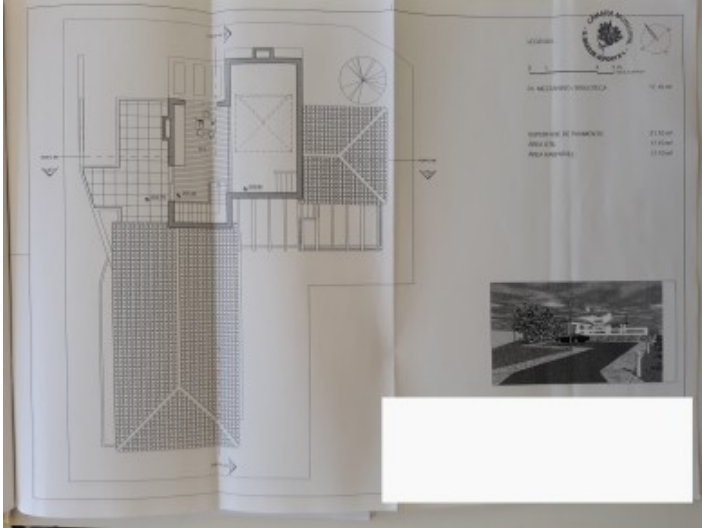
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FLOOR PLANS



Plans 1st floor copy



Plans ground floor copy



planta copy



plot copy