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Santa Bárbara de Nexe — 280,000 €

Ref: SVP1659

Villa with 3 bedrooms on a great location, with a lot of potential. The property can be used either as a permanent family house or a holiday home. Furthermore, there is even the possibility to create a B&B.

159sm	1680sm	3	3	YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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Between the charming villages Estoi and Santa Bárbara de Nexe, you will find this high-potential property in an ideal location. The property offers a lot of privacy and is situated in a calm area, within a 1.680 m² fully fenced plot. The MAR-shopping with all its facilities can be reached within only 12 minutes.

You can enter the property through the gate, where you will find enough parking space. The property itself is South-West faced and in need of renovation. Therefore, a project to create a fully new and biodynamical property has been made by an Architect Studio. This plan can be submitted by the new owners. Of course, it's also possible to make an own project to rebuild the house. Full demolishment of the property is not needed.

The new project will contain a property of 175 m² with a deck in front going towards the infinity pool. The level of the pool can be raised to match the level of the property to create continuity. Within the property, 4 bedrooms with own bathrooms can be made and therefore, this property would be ideal to use as a B&B. Furthermore, one bedroom will contain a bathroom and a dining area with kitchen. This would be the ideal place for the owners to live in, while renting out the other B&B rooms. Furthermore, there is enough room to create one spacious dining room with sitting area, so guests can make use of the kitchen. This whole plan can of course still be adjusted up to the wishes of the buyers.

The outside area of this property is amazing. With full privacy and beautiful views, this can be the perfect location for a B&B or for a family home.

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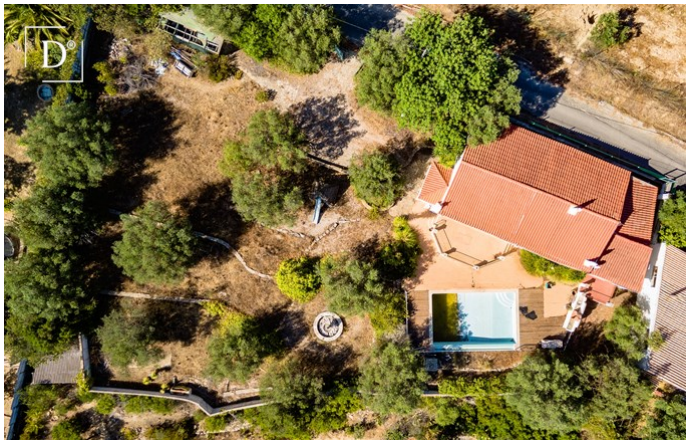

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General details

- Year of construction: 1989
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank

Interior details

- Furniture: Furniture included
- Energy certificate: F

Exterior details

- Pool: Private
- Outside area: Private garden, Fenced/walled terrain
- Parking: Private parking space
- View: Countryside views
- Sewerage: Septic tank
- Water: Borehole, Cistern, Mains water
- Beach: 15 min. by car
- Golf course: 10 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 15KM
- Ownership: Private ownership (On-shore)