



**São Brás de Alportel**

**680,000 €**

**Ref: SVP1695**

Historical townhouse located in the center of S. Brás de Alportel within walking distance to all local amenities. A rustic 4 bedroom property full of character offering a pleasant pool area as an expected touch of refreshing modern living. A must view to discover the incredible potential of this property.



250sm



340sm



4



3



YES



This property has unique, traditional Portuguese architectural details, from thick stone walls, high ceilings to stone features. Benefiting also from a large interior patio.

The property is all on one level. Entrance through a large wooden exterior front door into the hallway, to the right you will enter a cosy sitting room with access to a bedroom with fitted wardrobes and a bathroom. On the opposite side of the hallway another sitting area with access to bedroom 2 and another bathroom. Follow the hallway to the family kitchen/dining area with Inglenook chimney and utility room. A further bedroom is found on the right hand side.

A large living area awaits you at the end of the hallway filled with natural light from the glass roof. In this area is an additional games room and office. From this room an exterior staircase leads you to another bedroom and bathroom, ideal for guests.

Outside, the garden is private and low maintenance and has a covered terrace, an outdoor dining area and swimming pool. Private off street parking for various cars.

The property oozes character and charm with wooden tongue and groove ceilings in the bedrooms and most living areas, wooden beams and original stone wall in the games room and stone surrounds on the doorways and windows.

Potential as a lovely family home, lock up and leave holiday home or a charming guest house, set in the historical area of São Brás e Alportel.





### General details

- Year of construction: Pre 1951
- Type: Semi-detached
- View: Garden view
- Pool: Private pool
- Parking: Street parking
- Outside area: Private garden
- Water: Mains water
- Sewerage: Mains drainage

### Interior details

- Heating : Fireplace
- Warm water: Boiler (gas)
- Furniture: Furniture negotiable
- Other areas: Pantry
- Lay-out: Ground floor
- Energy certificate: F

### Exterior details

- Pool: Private
- Outside area: Private garden
- Parking: Street parking
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)