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**649,000 €**

## Ref: SV1876

Situated in a serene countryside location between Paderne and S.B. Messines, this impressive one-level villa offers a unique opportunity to own a fully renovated property. With a living area of 184m² and a construction area of 227m², this property is set on a generous plot of 17880m², providing ample space for various endeavors.

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The villa itself is a haven of space and light, boasting an open and inviting ambiance. The living room opens up to a dining room through patio doors, creating a seamless flow for entertaining guests. The well-equipped kitchen conveniently includes a serving hatch to the dining room, ensuring effortless meal preparation and serving. The main bedroom features built-in wardrobes and an en-suite bathroom, while the two guest bedrooms offer flexibility and can also be utilized as a home office or hobby room. Additional amenities of the villa include a utility/laundry room and a storage room, providing practical spaces for day-to-day activities.

The exterior of the property is equally captivating, with terraces surrounding the villa, providing idyllic spots to relax and entertain. A private patio with a BBQ and seating area offers a perfect setting for alfresco dining and enjoying the tranquility of the surroundings. The landscaped garden features an array of fruit trees, including lemons, almonds, figs, and alfarrobas, adding to the picturesque ambiance. Additional features include an outbuilding, a fenced private plot of land, an unfenced extra plot, and a driveway with an automatic gate, ensuring ample parking space.

Noteworthy features of this property include a fireplace, air conditioning, and a pellet burner for heating and cooling, as well as amenities such as cable/satellite TV, internet/phone connectivity, an alarm system, and a video intercom for security and convenience. The garden benefits from an automated irrigation system, utilizing water from a borehole. The villa also offers captivating countryside views, adding to the overall appeal.

Conveniently located, this property is approximately 17 kilometers away from the beautiful beaches of the region and a golf course. Faro Airport is approximately 41.2 kilometers away, ensuring easy travel connections. The town of Paderne is just 5.7 kilometers away, and Messines is 8.8 kilometers away, providing access to essential amenities and services.

The villa has been updated with new flooring, insulation, and interior and exterior paintwork in 2021, ensuring a fresh and contemporary atmosphere. Additional features include a wood-burning fireplace in the lounge, air conditioning in the bedrooms, double glazing, and a video entry system.

## General details

- Year of construction: 1996
- Type: Detached
- View: Countryside views, Garden view
- Parking: Private parking space
- Outside area: Private garden
- Water: Borehole, Mains water
- Sewerage: Septic tank
- Furnished

## Interior details

- Heating : Airconditioning (heating + cooling) , Fireplace
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Other areas: Storage / utility room, Annex
- Lay-out: Ground floor
- Energy certificate: B-

## Exterior details

- Pool: Possible to build a pool
- Outside area: Private garden, Fenced/walled terrain, Electric gate
- Parking: Street parking
- View: Countryside views, Garden view
- Sewerage: Septic tank
- Water: Borehole, Mains water
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 40KM
- Ownership: Private ownership (On-shore)