DIVINEHOME®

Imobiliária | Real Estate

Albufeira e Olhos de Água\Albufeira 500,000 €

Ref: SV2222A

House with an independent apartment, garage, large gardens front and back and stunning seaview. Renovated to modern standards. Several beaches on walking distance, all amenities around the corner. A perfect house for permanent living, holiday residence, or as rental investment.

153sm | 300sm | 3 | 3 | NO

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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House with an independent apartment, garage, large gardens front and back and stunning seaview. 3 floors high, with a total of over a 150m2 living space. The authentic details with modern conveniences are the perfect eclectic combination of ‘old’ and ‘new’.

It is located in a lively area of Albufeira, with all amenities like hospital, supermarkets, and bus stops, within walking distance. Several beaches (f.e. Oura, Santa Eulália, Pedro dos Bicos) are within 20 minutes walking, and bars and restaurants are around the corner. Though it is a lively neighbourhood. This particular area within that neighbourhood is still quiet and partly residential.

The entrance at the front offers parking space on your own terrain or ample street parking. Walking a few steps down, you will access the independent apartment. A few steps up will take you to the front door of the main house.

The main house
In the main house the spacious hall welcomes you. Via the authentic stairway the biggest surprise is waiting for you when arriving at the top of the stairs; the most stunning seaview. On this 2nd floor you find a very spacious living with open plan modern kitchen, high ceiling, sliding doors that fully open, with access to a spacious balcony and a cozy fireplace for romantic winter evenings, indoor and outdoor.

The view from this floor will never bore you. Sunrise with beautiful pink, orange and purple skies on the left and in the evening the sunset, with amazing colours in the sky on the right. The elevated position offers you a view over Albufeira, Oura and Sta. Eulália as far to the east as Vilamoura and the beautiful rocks of Praia da Falésia.

On the first floor you find two bedrooms, a bathroom and a service bathroom. Both bedrooms have built-in cabinets. And both have access to the balcony and garden on the back side of the house.

The independent apartment
The apartment has its own entrance and consists of 1 bedroom, 1 bathroom, open plan kitchen and living. A patio at the front door for sunset wine moments and through the sliding doors in the living room you access the spacious terrace on the back. A small gate can keep your guests in the apartment from using the garden. Or not. Then just open the gate and there will be access to the big garden.

Garden
The garden offers plenty of space to enjoy the Algarvian outdoor living. A garden shower will provide cool down moments during sunny Summer afternoons. With fruit trees and herbal plants it is a very useful garden. And not much maintenance is needed. The calçadas Portuguesas make it look very Algarvian and give a playful pattern in the garden. From the garden you can access the garage, and take a shortcut to the lively environment of Oura and Sta. Eulalia. Just 10-20 minutes walking. The garden has perfect sun exposure; sunrise in the morning and sunset in the evening.

Characteristics
- Amazing seaviews
- Air conditioning throughout the main house
- Preparations for airco in the apartment
- Preparation for electric front gate
- Kitchen main house; fully equipped with dishwasher, American fridge, stove and induction hob
- Kitchen apartment; fully equipped with dishwasher, stove, ceramic hob, extractor fan
- No gaz, all is electric
- 6 solar panels to help you reduce 25-40% of your electricity bill
- Huge garage for 2 cars, a workshop, or storage
- Fruit trees (oranje, prune, lemon, mango, red banana, fig, medronho, lychee, avocado, physalis, piri piri pepers)
- Herbal plants (laurel, rosemary, thyme, sage, lavender, aloe vera)
- Fibre-optic internet
- Roof renewed in 2020
- Full renovated in 2018
- Double glazing throughout main house
- Energy D-rating, befóre renovations

This property will surprise you when you visit it. The stunning seaviews and the spaces in, and outside are mind blowing. Are

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General details

- Year of construction: 1972
- Type: Attached
- View: Sea views
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels , Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Extractor fan, Washing machine, Dish washer, Hob (induction), Hob (electric) , Fridge / freezer, Access to garden, Access to terrace, Granite worktop
- Bathroom(s): Shower, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Extras: Internet/Wifi, Sliding doors, Shutters, Pre-installation air conditioning, Fibre optics
- Other areas: Storage / utility room, Annex
- Lay-out: Ground floor, First floor, Second floor
- Energy certificate: D

Exterior details

- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony
- Parking: Private parking space, Street parking, Garage for multiple cars
- View: Seaview, City view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Other areas: Annex(es)
- Beach: 15 min. walking
- Golf course: 10 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 30KM
- Ownership: Private ownership (On-shore)