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Loulé, São Clemente — 575,000 €

Ref: SVP1281

Spacious villa located in a quiet and green countryside area, just 7 minutes from the centre of Loulé and São Brás de Alportel and 20 minutes from the golf courses and beaches. The villa has three bedrooms and two bathrooms on the ground floor level. In the basement a separate apartment with three bedrooms and two bathrooms has been created. There is a big driveway to the garage and a separate entrance to the pool and garden area. The pool is a salt water pool with cover and can be heated. The current owners are in the process of registration of this pool.

197sm	2450sm	6	4	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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The villa is situated in a green area with some neighbours around, just outside of the towns of São Brás de Alportel and Loulé and has been built in 2000 and some recent renovations (electrical, plumbing and kitchen) have been carried out.
It has easy road access via tarmac road. The villa has an electric entrance gate and a long cobblestone driveway leading to the garage.
The property also has another car access on the side of the pool area. Furthermore there is a smaller gate just in front of the house, proving access to the front door welcoming the entrance of the house.

The house consists of a large living room with integrated dining area, enjoying a wood burner. Access to the spacious kitchen with pantry. From the hallway access to the three bedrooms with built-in wardrobes and two bathrooms with walk-in showers. From the kitchen stairs lead up to the attic that covers the entire footprint of the house, used for storage, but could be converted into extra living space. From this attic access to a terrace above the kitchen.

From the garage with utility area, access to the rest of the basement, comprising the entire footprint of the house. This basement has been converted into three bedrooms, bathroom, living room with open plan kitchen with access to the garden and pool. This basement is ideal for receiving visitors.

The property is equipped with double glazing, 5 solar panels for electricity, security grilles, air conditioning and a borehole.

Surrounded by a 2450 m2 plot, this villa combines traditional style with comfort and along the pool side a beautiful garden with various flower beds providing a romantic atmosphere. The patio has a covered terrace, jacuzzi, a covered barbecue area, pantry, and a swimming pool surrounded by a deck. The salt water pool has a heat pump and cover. This pool is in the process of legalization.

This villa has it all: comfort, tranquility, close to amenities, independent apartment and pool.

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General details

- Year of construction: 2000
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Borehole
- Sewerage: Septic tank

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Dish washer, Hob (gas) , Fridge / freezer
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning
- Extras: Sliding doors, Mosquito nets
- Other areas: Pantry, Storage / utility room
- Floor: 2
- Basement
- Lay-out: Ground floor, Basement, Attic (storage)
- Energy certificate: E

Exterior details

- Pool: Salt, Heated, Private, Cover
- Pool size: 10 by 5
- Outside area: Private garden, Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)