



São Brás de Alportel

750,000 €

Ref: SVP1270

This spacious 5 bedroom villa of 531 m² is set on a gentle slope of a hill on a south-facing plot of 1850 m².

This 4 level villa can be used by two independent families, also a great investment for rental purposes.

All this in a property with an excellent location, close to the friendly village of São Brás de Alportel, overlooking a quiet countryside south-facing view.



531sm



1850sm



5



6



YES

A wonderful 5 bedroom Villa with amazing potential. Offering 2 self-contained accommodations, an extra area to be converted according to your needs. a double garage, large storage room 40m². The house was built in 2006, but in 2019/2020 major improvement work was done to ensure all the comfort of a modern villa.

The work carried out to date includes the complete renovation of the two kitchens, renovation of the master bedroom en-suite shower room, installation of an elevator between the main floors of the villa, construction of the swimming pool, and landscaping of the garden, installation of solar panels. All electric connections were reviewed and upgraded as well as pipes and sewage connections.

The property receives you with a small garden in the front leading to the main entrance, if you wish you can park in the double garage on level -1

Ground Floor and 1st Floor

A spacious main entrance hallway welcomes you, offering access to 3 different parts of the house. Once in the entrance hallway, a glass door on the right invites you to a generous south-facing living room with a lovely fireplace. Big sliding doors to the nice terrace with garden views. From the terrace, you have easy access to the garden and pool area 2 levels down using the very practical elevator.

Adjoining the living room a fitted kitchen with a large pantry, newly refurbished to become a practical and bright working space.

From the entrance hall, a corridor on the left gives access to the bedrooms area, the first double bedroom with fitted wardrobes is currently used as an office/library space. A second double bedroom with fitted wardrobes near the guest bathroom along the corridor.

The Master bedroom, at the end of the corridor, comfortable south-facing space with fitted wardrobes with a recently refurbished en-suite shower room.

The main entrance hallway offers the only access to the 1st floor and roof terrace through a set of stairs.

The spacious room on the first floor is the ideal space for a reading corner, office, or TV room with access to the roof terrace, with an open country view.

Level -1

On this level, the property offers a self-contained two-bedroom accommodation.

To get to this floor you have several options, you can use the elevator, the indoor staircase, or the independent entrance by the garage.

The independent entrance gives you access to the living room, a bright space with big sliding doors to the terrace and direct access to the kitchen that had new cupboards and appliances installed in 2019.

A hallway along the middle of the accommodation offers access to a spacious laundry room side by side with the guest bathroom. The first bedroom on this floor is a nice size double bedroom with fitted wardrobes. The Master bedroom, at the end of the hallway, offers a spacious accommodation with walking closet and an en-suite shower room.

The hallway in front of the master bedroom connects with the staircase acceding the ground floor and with the double garage.

The double garage has two independent electric gates and has access to a big storage area of 40 m².

Level -2

On this level an open space with 72 m², being at the pool level this could become the perfect backup for the pool area, with a very practical shower room.

In front the covered 5x10m pool, with a pleasant south facing fenced terrace.

The garden a carefully though space, to inspire your relaxation moments, with unique decorative notes.

A great property with the potential to become your home, get away holiday retreat or even your rental investment.



General details

- Year of construction: 2006
- Type: Detached
- View: Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage, Septic tank

Interior details

- Heating : Fireplace (gas) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning
- Other areas: Storage / utility room
- Floor: 4
- Basement
- Lay-out: Ground floor, First floor, Second floor, Basement
- Energy certificate: F

Exterior details

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