



São Brás de Alportel

Ref: SVP1437

Magnificent property with a privileged location.

On the gentle slope of a hill with open countryside/village views.

A 3 bedroom villa divided into two floors, with a nice pool, a plot with several fruit trees with beautiful cobbled access.

All this in a typical environment, with relaxed neighbourhood.



190.33sm



5300sm



3



3



YES

In the picturesque neighborhood of Cerdado do Outeiro, 4 km north of São Brás de Alportel, we find this charming property with great social spaces, both interior and exterior.

A very practical electric gate welcomes you, giving you access to the garden and villa.

A cobble stone drive way with a carport by the Vila offers easy access to the house.

On the ground level, a bright spacious open plan greets you, comprising living area with fireplace, dining area and kitchen.

The kitchen area with nice bright cupboards and a spacious balcony offering a nice and practical breakfast area.

The dining area extends to the exterior through french doors leading to the spacious terrace where you can enjoy the relaxing views.

From the kitchen a small hall way takes you into the Master Bedroom.

This south facing accommodation with en-suite bathroom, stands out for its luminosity, a comfortable space with access to the terrace.

From the small hall way a set of stairs will take you to the level below.

On the right a spacious double bedroom with fitted wardrobes.

Adjoined to a practical shower room.

On the same level a second double south facing bedroom, with in-suite bathroom.

There is outside by the pool area a practical storage room and laundry area.

The garden with 5 300 m², offers nice areas with fruit trees (lemons, figs, pomegranates, olives, carobs), by south edge of the property, and nice area with flowers around the Vila.

This property also has a good rental potential.



General details

- Year of construction: 1999
- Type: Detached
- View: Countryside views, Pool view, Village view, Urbanization view, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Airconditioning (heating + cooling) , Central heating
- 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)
- Extras: Shutters, Mosquito nets
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: F

Exterior details

- Pool: Chlorine, Private
- Pool size: 8 m x 4,5 m
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Carport, Garage
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 25KM
- Ownership: Private ownership (On-shore)