DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Altura 1,695,000 €

Ref: MR040

This spacious luxury 4 bedroom, 4 bathroom villa with electric floor heating, airconditioning, private pool and a games room in the basement is located on a Golf Resort in the East Algarve and at only 7 kilometers from the beautiful beach of Manta Rota, a village which is located in-between Tavira and the Spanish border.

400sm | **1207sm** | **4** | **4** | **YES**

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
www.divine-home.pt | info@divine-home.pt

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The entrance of the villa leads into the hallway with in front the open lounge and dining area with floor heating, airconditioning, and fireplace. From the lounge you walk into the kitchen which is fully equipped with electrical appliances. From both the lounge and the kitchen you have direct acces to the exterior with the pool, garden and BBQ area.
From the kitchen back into the hallway you have on your left hand side the garage with a separate fully equipped laundry area.
From the kitchen through the hallway, you have the first bedroom with built-in wardrobes and en-suite bathroom. Adjacent to this bedroom is a guest toilet.
Walking further down the hallway you arrive back at the entrance where to the left is the second bedroom also with built-in wardrobes, floor heating, airconditioning and en-suite bathroom.

The stairs in the hallway bring you to the first level with the remaining two bedrooms.
The first bedroom with floor heating, airconditioning, built-in wardrobes and en-suite bathroom.
The master bedroom has its own private dressing area and also floor heating, airconditioning and en-suite bathroom.
From both these bedrooms you have access to the first floor terrace.

The stairs at the entrance also bring you down into the basement with plenty of space including a games room.

At the exterior of the property you have your private pool, garden and BBQ area.

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General details

- Year of construction: 2009
- Type: Detached
- View: Countryside views, Golf views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Under floor heating (electric), Fireplace (log burner) , Airconditioning (heating + cooling) , Under floor heating
- Warm water: Solar Panels
- Insulation: Double glazing
- Kitchen: Fully fitted , Hob , Oven, Extractor fan, Dish washer, Fridge / freezer, Access to garden, Access to terrace
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Extras: Electric shutters, Sliding doors, Pre-installation for alarm
- Other areas: Fitness room, Games room, Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: B-

Exterior details

- Pool: Private
- Pool size: 5 x 10
- Outside area: Private garden, Automatic irrigation
- Golf course: On the golfcourse
- Supermarket: 5 min. by car
- Ownership: Private ownership (On-shore)