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# São Brás de Alportel 725,000 €

## Ref: SVP1989

Charming villa with 3 bedrooms, 3 en suite bathrooms and large garage, set in a private and secure low maintenance plot with fantastic countryside views. Just a short drive to the popular market town of S. Brás de Alportel and all its amenities.

184.86sm | 955sm | 3 | 3 | 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**

Detached 3 bedroom villa situated in an elevated position close to São Brás de Alportel, offering excellent south facing views and conveniently located near all amenities, within walking distance to a restaurant and just a 5 minute drive to the town centre.  Let's take a closer look at the property:

As you enter the property there is an entrance hall  leading to a fully fitted kitchen and pantry to the right, large, light and airy sitting room with access to the pool terrace.
To the left of the living room you have access to a bedroom and bathroom.  Straight ahead you will go through to a good sized dining room with hallway access to two further bedrooms and bathrooms.  All bedrooms have built in wardrobes and direct access to the spacious pool terrace.  The layout offers plenty of space for entertaining, relaxing and privacy for guests and owners alike.

OUTDOOR AREA:
The property boasts a nice walled and fenced garden where you can still add your own personal touch. The plot is south facing ensuring plenty of sunshine and privacy. Underground large garage and store with electric remote controlled up and over doors and electric driveway gates with separate gate access enhance security and convenience.  There is a large heated pool and the pool terrace has the convenience of electric awnings for cover during the summer months.  The garden has some established trees and shrubs, but also designed to be low maintenance.

ADDITIONAL COMFORTS:
Heated Pool: Enjoy the luxury of a heated pool for year round swimming and relaxation.
Underground gas tank for convenience running central heating.
Distant Sea Views: Take in distant sea views from the comfort of your terrace.
Proximity to Amenities: Despite its peaceful setting in an established and popular urbanization, this property is conveniently located close to amenities and the town, ensuring easy access to everything you need.

In summary, this property offers a blend of comfort, functionality, with unique features making it a truly exceptional place to potentially call home or as a great option for investment.

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## General details

- Year of construction: 2001
- Type: Detached
- View: Sea views, Countryside views, Pool view, Urbanization view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony
- Water: Cisterna, Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Central heating (gas) , Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (gas) , Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Washing machine, Dish washer, Fridge / freezer
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Alarm, Sliding doors, Shutters, Mosquito nets
- Other areas: Pantry, Storage / utility room
- Lay-out: Ground floor, Basement
- Energy certificate: D

## Exterior details

- Pool: Chlorine, Heated, Private
- Pool size: 11m x 4.5m
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Garage
- Sewerage: Mains drainage
- Water: Cistern
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. walking
- Health centre: 5 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)