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# São Brás de Alportel 150,000 €

## Ref: ST1883

Excellent investment opportunity! Land ready for construction with an approved project and paid permit. Project for a modern style 4 bedroom house, with communal pool, a spacious basement, ample ground floor, first floor and a rooftop with solar panels and stunning views.  Located just a few minutes' walk from the town center.

0sm | 397.25sm | 4 | 3 | YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
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Excellent investment opportunity! Land ready for construction, with an approved project and paid permit.  Be amazed by this incredible architectural project with modern lines, comprising two floors and a spacious basement.

Located just a 10 minute walk from the charming village center of São Brás de Alportel, and a mere 5 minute walk from schools, the Continente supermarket, cafes, and some restaurants.

The approved project has a basement with a large open area of 165 m², along with 3 enclosed compartments ranging from 13 to 14.5 m² each.  On the ground floor, with 113.25 m², you will find a generous open concept living room of 51 m², integrated with the kitchen. There is also a bedroom and a guest bathroom.  Enjoy natural light from two garden areas.

The first floor, with 102.25 m², offers 3 bedrooms, including a suite with a closet, as well as another guest bathroom. The rooftop, with 102.25 m², accessible via an external staircase, features solar panels, photovoltaic systems, air conditioning, and a fantastic view of the village of São Brás de Alportel.

This plot is part of a development with 11 plots, of which 8 have already been constructed. Additionally, there is a communal swimming pool for all residents.

Don't miss out on this unique opportunity! This project is a one time opportunity that won't be repeated.

São Brás de Alportel is a picturesque village located in the heart of the Algarve, Portugal. With a rich history and a charming environment, it captivates residents and visitors with its traditional charm and beautiful landscapes.

Known as the "Capital of Algarve Barrocal," São Brás de Alportel is surrounded by green hills and offers various services and amenities, such as cafes, craft shops, restaurants, supermarkets, markets, tennis courts, indoor pools, and much more.

With its privileged location, São Brás de Alportel is a short distance from the stunning beaches of the Algarve, providing the perfect combination of a tranquil inland environment and seaside leisure options.

In summary, São Brás de Alportel is a charming destination that offers an authentic Algarve experience, where tradition blends with modernity, creating a unique and memorable atmosphere for all who visit.

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## General details

- Type: Detached
- View: Countryside views
- Pool: Communal pool
- Parking: Garage
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Lay-out: Ground floor, First floor, Basement
- Energy certificate: A

## Exterior details

- Pool: Communal, Chlorine
- Outside area: Private garden, Roof terrace, Terrace / balcony
- Parking: Garage for multiple cars
- View: Countryside views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 20KM
- Ownership: Portuguese Lda (On-shore)