DIVINEHOME®

Imobiliária | Real Estate

São Brás de Alportel 100,000 €

Ref: ST2082

Two plots , one with 1.031m² with approved architectural plans and one with 534m² also allowed to build. Located in a calm rural area with a lovely countryside views. The plots are located next to each other are situated about 12km in the hills of São Brás de Alportel.

260sm | 1565sm | 4 | 4 | YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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Great opportunity to purchase this two plots and build your dream home and possible extra annex or second villa to get rental income.

The plot with 1.031m² has approved architect plans (approved by townhall on 31/01/2024) which makes it much easier and quicker to be able to start building the villa.
The current approved plan consists of a villa with total built area of 190m² with 4 en-suite bedrooms, hall, storage, guest toilet, open plan kitchen dining area and a large lounge. The lounge and kitchen-dining have direct access to the large pool terrace.
Additionally there is also a large basement/garage with 70.80m².

The layout of the villa has been done in a way that is easy to divide the villa into 2 units. One with open kitchen- lounge and en-suite bedroom. And the second unit would be for rentals consisting of 3 en-suite bedrooms and communal lounge with small kitchenette for breakfast purpose.

The plot with 534m² is attached to the bigger one and it's also allowed to build on this plot because its located in the Municipal Plan under "Espaços Urbanizavel a reestruturar" that means it is located within the urban perimeter of the hamlet of Javali meaning it's allowed to build. This would be ideal to build an guest annex or a second rental villa. This plot currently does not have any approved project.

Both plots are located in a calm rural area with very nice countryside and houses nearby.

If you are a nature lover and would like to live in a calm countryside area, but not isolated , this is the place, with various walking trails in the area, picnic areas and small lakes.

Just about a 15 minute drive to the town of São Bras de Alportel with all necessary amenities and 30 minutes to the airport and the coastline.

Do you have any additional questions or would like to book a viewing, don't hesitate to contact us!

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General details

- Type: Detached
- View: Countryside views
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden
- Sewerage: Septic tank

Interior details

- Warm water: Solar Panels
- Insulation: Double glazing
- Other areas: Storage / utility room
- Energy certificate: Exempt

Exterior details

- Pool: Private
- View: Countryside views
- Sewerage: Septic tank
- Beach: 45 min. by car
- Golf course: 45 min. by car
- Supermarket: 15 min. by car
- Restaurant: 10 min. by car
- Health centre: 15 min. by car
- Airport: 30KM
- Ownership: Private ownership (On-shore)