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# Olhão

## Ref: SVP2154

This modern villa offers a perfect blend of comfort and style, located just a few minutes from the charming town of Olhão and Fuseta.

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 155sm | 536sm | 3 | 3 | YES |

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

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This modern villa offers a perfect blend of comfort and style, located just a few minutes from the charming town of Olhão and Fuseta.

Inside:
Step inside to discover a bright and spacious open plan living and dining area with direct access to the poolside terrace. The fully equipped kitchen also features a separate terrace entrance, providing easy access to the pool area, making outdoor dining a breeze. There are two large bedrooms with en-suite bathrooms, built-in wardrobes and electric shutters throughout. Additionally, there is another bedroom and a separate bathroom on this floor.

Outdoor:
The outdoor space is equally impressive, with a heated swimming pool and a BBQ, perfect for entertaining. A magnificent terrace with a hot tub offers a place to relax and unwind. The property is fully walled with electric gates at the entrance, ensuring security and privacy. The spacious garage on the ground floor easily accommodates two or more vehicles and has an electric gate and interior access to the house. There is also ample parking space within the property. The entire property is easy to maintain.

About the Area:
This villa is situated in a peaceful area, just a 5 minute drive from Olhão. The location offers easy and convenient access to all amenities, making it an ideal place to live.

Unique Features:
Quality build
Prime location, close to town
Heated swimming pool
Spacious and bright living areas
Large garage with interior access
Fully equipped kitchen with outdoor access

This villa is perfect for those who value comfort and modern living.  Don't miss the opportunity to make this stunning property your new home!

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## General details

- Year of construction: 2021
- Type: Detached
- View: Countryside views, Pool view
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels , Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Kitchen: Fully fitted , Access to terrace
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi
- Lay-out: Ground floor, First floor
- Energy certificate: A

## Exterior details

- Pool: Chlorine, Private, Pool shower
- Outside area: Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony
- Parking: Private parking space, Garage for multiple cars
- View: Countryside views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 15 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)