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São Brás de Alportel

Ref: SVP2215

2 Bedroom Villa with pool and easy to maintain garden, located in calm area, with good access between Estoi and São Brás. The house could be used as permanent home, or as holiday home or even as an investment for rentals.

115sm	1360sm	2	2	YES

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

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In the country side of Estoi you will find this lovely two bedroom house with a pool, set on a plot of 1.360m². It's located in a calm location, in the middle of the countryside, but only 4km from Estoi and 5km away from São Brás de Alportel town with all the amenities needed.

After entering the gate, there is parking space and garden leading to the house. There is a lovely covered terrace in front of the house near the lounge.
Entering the front door, the entrance hall leads to the living room and to the hallway leading to the bedrooms and bathrooms.

The lounge is a spacious and bright room. It is divided into two areas. The sitting area near the fire place and the dining area with access to the covered terrace. The lounge has also air conditioning (heating and cooling).
From the lounge you access the newly installed kitchen, with new appliances. There is also a pantry and access to the garden.

The entrance hall leads to the first bedroom. The bedroom has fitted wardrobes and air-conditioning.
The family bathroom is opposite of the first bedroom. It has a walk in shower, window and electric towel rail.
Down the end of the hall is the second bedroom. This bedroom is en-suite, it has fitted wardrobes and air conditioning. The bathroom has a shower and electric towel rail and a window.

The plot is partially walled and fenced. The garden is low maintenance, with several paved areas.
The pool is a licensed fiber pool with 3.5x8 mtr and 1.50mtr deep.
Near the pool you find the BBQ area and steps to the roof terrace.
This house could be used as a permanent home, or as holiday home or even as an investment for rentals.

Features:
-Newly painted and new render
-New pool pump, skimmers, new light's + new pipes
-New kitchen + new appliances
-Solar panels (Hot water)
-Fireplace (wood) + Air conditioning;
-Electric awning;
-Irrigation system;
-Shutters + fly screens +metal security grills
-Cistern (no mains water, neither borehole);
-Septic tank (soak away)

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General details

- Year of construction: 1993
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Outside area: Private garden, Roof terrace
- Water: Cisterna
- Sewerage: Septic tank
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Oven, Extractor fan, Hob (electric) , Access to garden
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Shutters, Mosquito nets
- Other areas: Pantry
- Lay-out: Ground floor
- Energy certificate: B-

Exterior details

- Pool: Chlorine, Private, Cover
- Pool size: 3,5x8mtr (1.50mtr deep)
- Outside area: Private garden, Fenced/walled terrain, Roof terrace, Automatic irrigation
- View: Countryside views
- Sewerage: Soakaway septic tank
- Water: Cistern
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)