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# Quelfes

## Ref: SVP2238

Charming villa with 2 bedrooms, office, 2 car garage and swimming pool. Set in beautifully landscaped gardens, just minutes from Quelfes and Olhão.

| | | | | |
|---|---|---|---|---|
| 260sm | 4200sm | 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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Discover this stunning 2+1 bedroom villa, just a short drive from the charming villages of Quelfes and Olhão. Set on a generous 4,200 m² plot and designed to blend comfort with nature, this property offers sea and countryside views, providing a peaceful retreat with beautiful, lush landscaped gardens and an inviting open plan interior.

Step into a welcoming hallway that leads you to a bright and open living space. The fully equipped kitchen flows seamlessly into a split level cozy dining and living area, featuring designer handmade painted tiles on the wall, from where you have access to the garden. There is also a convenient laundry room, pantry and direct access to a spacious double garage. The ground floor also features a guest bedroom with an attached office or additional bedroom, with exterior access, complete with its own en-suite bathroom. An additional small storage area, and a guest toilet complement the entrance hall.

Moving upstairs, the first floor is filled with lots of natural light, creating a relaxing atmosphere. Here you'll find a kitchenette with a breakfast nook, leading out to a terrace that offers panoramic sea and countryside views. The master suite on this floor is a true sanctuary, featuring a walk-in closet, a large bathroom with a jacuzzi and direct access to a private terrace where you can enjoy the stunning scenery.

The outdoor space is stunning and perfect for garden lovers.  The garden is beautiful and meticulously maintained, including a saltwater pool, sun terrace and a covered BBQ area, perfect for entertaining. A stone fire pit adds to the charm, offering a cozy spot for evening gatherings under the stars. Meandering paths lead through a variety of mature fruit trees and to a serene pond, adding to the tranquility of the property. A wood workshop is also tucked away on the grounds, next to the vegetable raised beds, offering extra space for hobbies or storage.

This villa is equipped with underfloor heating throughout, solar panels, a heat pump, central vacuum system, and double-glazed windows, ensuring year-round comfort and energy efficiency. The property is fully walled and fenced with an electric entrance gate, a large parking area and a 2 car garage.

With its blend of unique design elements and natural beauty, this villa offers a truly special lifestyle in the heart of the Algarve.  A wonderful home.

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## General details

- Year of construction: 2004
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Borehole, Cisterna
- Sewerage: Septic tank

## Interior details

- Heating : Under floor heating (heat pump), Airconditioning (heating + cooling) , Fireplace
- Warm water: Solar Panels , Boiler (electric) , Heatpump
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Access to garden, Access to terrace
- Bathroom(s): Bath, Shower, Under floor heating
- Bedroom(s): Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Central vacuum system, Electric shutters, Internet/Wifi, Mosquito nets, Satellite TV
- Other areas: Pantry, Storage / utility room
- Energy certificate: D

## Exterior details

- Pool: Chlorine, Salt, Private, Pool shower
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage for multiple cars
- View: Seaview, Countryside views, Mountain views, Pool view, Garden view
- Sewerage: Septic tank
- Water: Cistern, Licensed borehole
- Beach: 15 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. by car
- Health centre: 10 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)