DIVINEHOME®

Imobiliária | Real Estate

Alcoutim 149,500 €

Ref: SV2250

This renovated single-story house in Guerreiros do Rio - Alcoutim offers a charming village experience near the Guadiana River. With a traditional design, modern interior, and comfortable amenities, it is suitable for both investment and holiday purposes. The property features a spacious living room, a fully equipped kitchen, a mezzanine bedroom, a bathroom with a shower, and a storage/laundry area. Its location provides easy access to the riverside, walking trails, and nearby attractions, including the Odeleite dam and the villages of Alcoutim and Castro Marim. With a Local Accommodation license, this villa offers an opportunity to enjoy the beautiful surroundings and scenic views of Spain and the Guadiana River.

43.5sm	0sm	1	1	NO

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

www.divine-home.pt | info@divine-home.pt

DIVINEHOME®

Imobiliária | Real Estate

Located in the picturesque village of Guerreiros do Rio - Alcoutim, this single-story house underwent a complete renovation and was fully equipped in 2022. Situated just a few meters away from the Guadiana River, the property offers easy access to the riverside area, which features a boat pier, small local shops, and a museum showcasing the village's heritage. Nature enthusiasts will appreciate the proximity of various walking and hiking trails, as well as several points of natural and tourist interest. Within a 30-minute drive, you can explore attractions such as the Odeleite dam, the village of Alcoutim, the bridge crossing the Guadiana River into Spain, or the beautiful sandy beaches of Castro Marim and Vila Real de Santo António.

Preserving the traditional design of a village house, the property retains charming details such as a cane roof, an Algarve chimney, and a traditional façade. Inside, modern touches have been added to ensure comfort, including air conditioning, a well-equipped kitchen, and modern, functional furniture. The villa holds a Local Accommodation license, making it an excellent investment opportunity for monetization, as well as a suitable choice for holiday or permanent living.

Upon entering, you will be greeted by a spacious living room with an open-plan kitchen featuring high-quality appliances. The bedroom is located on a mezzanine level, offering ample space and comfort. The lower part of the house accommodates a bathroom with a shower and a storage and laundry area. As the street where the house is situated is only accessible to residents and pedestrians, you can set up a table and chairs outside to enjoy meals with scenic views of the river and the village.

Facing east, the villa provides panoramic views of Spain and the Guadiana River, adding to its charm and appeal.

DIVINEHOME®

Imobiliária | Real Estate

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

www.divine-home.pt | info@divine-home.pt

DIVINEHOME®

Imobiliária | Real Estate

General details

- Communal parking
- Type: Semi-detached
- View: River view
- Parking: Street parking
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

Interior details

- Heating : Airconditioning (heating + cooling) , Fireplace
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Shower
- Bedroom(s): Airconditioning
- Other areas: Pantry
- Lay-out: Ground floor
- Energy certificate: Exempt

Exterior details

- Parking: Street parking
- View: River view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 10 min. by car
- Restaurant: 15 min. by car
- Health centre: 30 min. by car
- Airport: 80KM
- Ownership: Portuguese Lda (On-shore)