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Albufeira e Olhos de Água\Albufeira

Ref: SVP2155A

Villa in a prime area of Albufeira, São Rafael, currently with AL rental license. Only 1KM to cafés, bars, restaurants and to the famous beach of São Rafael.
This spacious, modern villa with heated swimming pool is ready to meet its new owners. With garage, storage space, low maintenance, no condominium fees.

160sm	232sm	3	4	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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In a prime area of Albufeira, São Rafael, 1KM to cafés, bars, restaurants, and to the famous beach of São Rafael.

This spacious, modern villa with a heated swimming pool is ready to meet its new owners. São Rafael is located west of Albufeira and from this villa it is a short walk of 1KM to the famous São Rafael beach, mini supermarkets, cafés, bars, and restaurants. The Albufeira Marina and Old town Albufeira is 2 minute drive in a car.

The villa is divided in 2 floors; ground floor and 1st floor.

The ground floor offers a spacious living room with a modern fireplace and gives you direct access to the garden where the heated pool is located, plus a shower. The garden has several terraces for alfresco dining and an elevated terrace to enjoy the sun. The kitchen is fully equipped and connects directly to the living room. A guest toilet is present and also a nice spacious storage room.

The garage has plenty of space to park your car, or use as extra storage space. From the garage, you get direct access to the villa.

On the first floor there are three good-sized bedrooms. Two of them en suite, and a 3rd bathroom to support the third bedroom. From the two balconies you can enjoy beautiful sea views.

Key features:

- Property has an AL license
- 3 bedroom with 4 bathrooms (2 ensuite)
- 1KM to São Rafael beach
- Low-maintenance property with no fees/condominium costs
- Large patio dining area, 2 terraces from bedrooms
- Heated swimming pool
- Garage with direct access to the property
- Air conditioning and fireplace
- Electric shutters
- Sold fully furnished
- Walking distance to bars and restaurants of São Rafael

This lovely and well-maintained villa is ready to move in. Ideal for either permanent residency, holiday home or rental investment.

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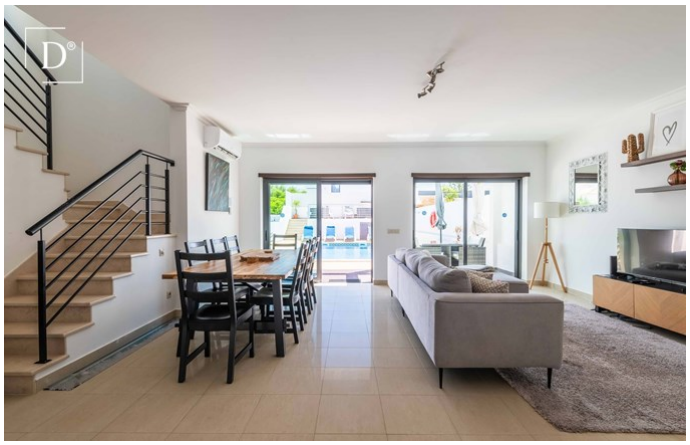

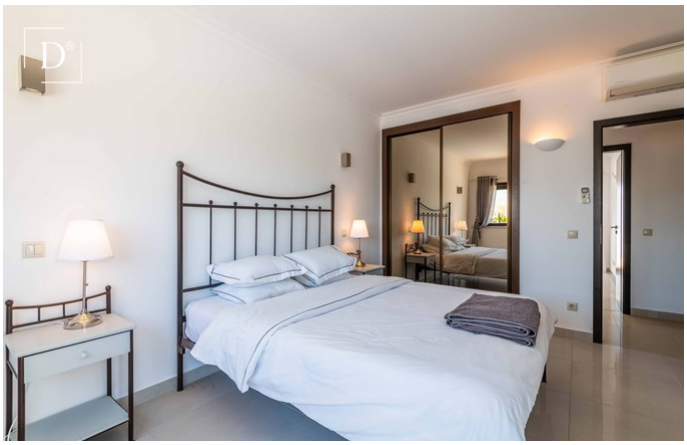

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General details

- Communal parking
- Year of construction: 2006
- Type: Attached
- View: Sea views, Countryside views, Marina view, Pool view
- Pool: Private pool
- Parking: Garage, Street parking
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (gas)
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: B-

Exterior details

- Garden
- Pool: Heated, Private
- Pool size: good size
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony
- Parking: Street parking, Garage
- View: Seaview, Countryside views, Marina view, Pool view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. walking
- Golf course: 5 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)