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São Brás de Alportel

Ref: SVP2263

This fully renovated traditional house, set on a 986m² plot with 198.45m² of living space, includes a separate guest annex. Positioned in an elevated spot with stunning views, it features a south-facing terrace, saltwater pool, and easy access to local cafes and restaurants. The property also offers a spacious living area, modern kitchen, and ample outdoor leisure spaces.

198.45sm | **986sm** | **4** | **4** | **YES**

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

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This traditional house set on a plot of 986m² and a total build area of 198,45m² has been fully renovated and has an independent guest annex, situated in an elevated position with breathtaking views and south facing terrace and pool, within walking distance to a local cafe and restaurant.

MAIN HOUSE:

Upon entering the main house, you are greeted by a bright and spacious living room, seamlessly connected to a modern, fully-equipped kitchen (electric hob, steam oven, extractor fan, dishwasher, fridge-freezer). There is also a guest bathroom with a shower.
A few steps lead to a hallway that connects the bedrooms, with a small yet functional office space created in the corridor.
The first bedroom, while cozy, offers plenty of storage options.
At the end of the corridor, you'll find a bathroom with a bath and a spacious, well lit double bedroom. Additionally, an attic is available for storage.
The master suite, accessed through impressive wooden doors, is a highlight, featuring a dressing room and an en-suite bathroom (still in need of finishing the renovation).

GUEST ANNEX:

The charming annex features an open-plan living area, a fitted kitchen (electric hob, oven, fridge, extractor fan, washing machine), a double bedroom, and a bathroom with shower.
Ideal for hosting family or friends, this self-contained space ensures privacy and comfort for guests.

OUTDOOR AREA:

The property boasts south-facing terraces, perfect for soaking up the sun.
A saltwater pool is positioned to offer scenic views and ample space for relaxation.
Several leisure areas have been thoughtfully designed throughout the grounds, making the most of the beautiful outdoor space.
Large terrace with outdoor kitchen/BBQ area.
The land is easy to maintain, with low upkeep required for the landscaped areas.
Large storage /tool shed, to store outdoor things, tools or bikes.
Two separate entrances offer convenience and flexibility in access.

ADDITIONAL INFORMATION:

The property has recently been complete renovated, with new roof with insulation, walls insulated (4 years)
New double glazed windows and doors with security glass
New plumbing, new electric wires and main panel
New paint with fiber (2024)
Air conditioning (for warm/cold) in the bedrooms and electric towel heaters and energy efficient new electric radiators
Possible to put a pellet burner or wood burner in the lounge
Electric 24h ventilator system through the house and annex to have air circulation
Swimming pool with new tiles, new pump + automatic dosage controller
Connected to Mains water and soak away septic tank

DISTANCES AND SERVICES:

The property is located in a calm and green area, on a dead-end access road with neighbors nearby, within walking distance to the little village of Alportel with 2 cafes, one of which serves traditional lunches, a little church, a small museum and a laundrette.
Only 1.5km from Fonte Férrea park, ideal for walks, or mountain bike trails.
São Brás de Alportel town has many good restaurants and cafes, the busy market, many shops, several supermarkets, the museum offering many classes & clubs, an indoor swimming pool with sauna and Turkish-bath, tennis and paddle courts & good medical services and only 3Km away and only half an hour drive from Faro Airport and several beaches .

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General details

- Year of construction: pre 1951
- View: Countryside views
- Pool: Private pool
- Outside area: Private garden
- Water: Mains water
- Sewerage: Septic tank

Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Oven, Extractor fan, Dish washer, Hob (induction), Fridge / freezer
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Internet/Wifi
- Other areas: Storage / utility room, Annex
- Lay-out: Ground floor, Split level
- Energy certificate: E

Exterior details

- Garden
- Pool: Salt, Private
- Pool size: 9x4.50
- Outside area: Private garden
- View: Countryside views
- Sewerage: Soakaway septic tank
- Water: Mains water
- Other areas: Annex(es)
- Beach: 30 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)