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Albufeira e Olhos de Água 1,095,000 €

Ref: SVP2136A

In the tranquil environment of Guia, you will find this 4-bedroom home. It underwent a thorough renovation in 2020, creating a modern, luxurious, and comfortable residence.

220sm	2525sm	4	4	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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This luxury 4-bedroom villa in Guia, Albufeira, has been fully renovated and features a private pool, garage, annex and spacious in-& outdoor living areas. Perfectly located near beaches, golf courses, and restaurants, it offers a blend of comfort and convenience.

The living room is spacious and bright. The kitchen is a dream for any cooking enthusiast, equipped with high-quality appliances such as the collaborative induction hob with the hood or the water filtration system for pure drinking water.

The house has new windows and floors, improving both aesthetics and energy efficiency.

Three of the 4 bedrooms are adjacent to a bathroom with an elegant walk-in shower. This makes this home the embodiment of elegance and functionality. Each room is equipped with air conditioning for optimal climate control, complemented by ceiling fans with integrated lighting.

The property features a borehole and is connected to municipal water. There is a large water tank for storage and a 6-phase automatic irrigation system. The irrigation system maintains the beautiful vegetation around the house. Thoughtfully designed outdoor lighting gives the landscape a beautiful ambiance.

Security is a top priority. The house is equipped with an alarm system and CCTV surveillance. Great for your peace of mind when you're not there.

Solar panels provide hot water. The separate laundry room is practical for daily tasks. Electric shutters and a home automation system further enhance convenience.

Outside, the plot is planted with fruit trees, adding a natural touch to the beautifully landscaped gardens. A pool with salt filtration and heat pump. A convenient outdoor shower and toilet so you don't have to enter with wet feet.

Other features:

-Garage (80m2) for multiple cars
-Outdoor kitchen/ BBQ
-Annex, used as office and fitness space
-Electric gate
-Pre-installation for pellet stove

The location is very private, with no neighbors overlooking, and just a few minutes' drive from the village of Guia, which is known for its charming atmosphere, traditional restaurants (home of the famous Piri-Piri chicken), and proximity to Albufeira's beaches (approx. 15 minute drive), Algarve Shopping Centre and Salgados Golf Course. Faro Airport is a 35-minute drive away, and Lisbon is about 2.5 hours by car.

A real must see!

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General details

- Year of construction: 1989>Reno 2020
- Type: Detached
- View: Countryside views, Pool view, Garden view
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Communal garden, Terrace / Balcony
- Heating
- Water: Borehole, Mains water
- Sewerage: Septic tank

Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Oven, Fridge, Extractor fan, Hob (induction), Access to garden, Silestone worktop
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi, Alarm
- Other areas: Fitness room, Storage / utility room, Annex
- Lay-out: Ground floor, First floor
- Energy certificate: C

Exterior details

- Pool: Salt, Heated, Private, Pool shower
- Pool size: 4 x 6
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Automatic irrigation
- Parking: Carport, Garage for multiple cars, Garage
- View: Countryside views, Mountain views, Pool view, Garden view
- Sewerage: Septic tank
- Water: Borehole, Mains water
- Other areas: Annex(es)
- Beach: 15 min. by car
- Golf course: 10 min. by car
- Supermarket: 10 min. walking
- Restaurant: 5 min. walking
- Health centre: 15 min. by car
- Airport: 45KM
- Ownership: Private ownership (On-shore)