DIVINEHOME®

Imobiliária | Real Estate

# São Brás de Alportel 995,000 €

## Ref: SVP2309

Nestled in the vibrant neighborhood of São Brás de Alportel, this stunning villa is a true gem waiting to be discovered. With 5 bedrooms and 4 bathrooms spread over two levels, creating two separate living spaces both complete with lounge and kitchen, this charming property offers the perfect blend of comfort and style.

229sm | 27688sm | 5 | 4 | YES

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

Nestled in the vibrant neighborhood of São Brás de Alportel, this stunning villa is a true gem waiting to be discovered. With 5 bedrooms and 4 bathrooms spread over two levels, creating two separate living spaces both complete with lounge and kitchen, this charming property offers the perfect blend of comfort and style.

Built in 1971 and beautifully renovated in 2024, this villa boasts a stunning pool with picturesque countryside views. The spacious land area of 27,688 m² provides ample space for outdoor activities and relaxation.

Approach the property via a tarmac road, enter the gates and the driveway leads you up to the house where you will find plenty of parking space near the villa.

The property is split over 2 levels. On the lower level you will find:
To the left of the entrance a laundry room and toilet. The entrance leads you into the spacious open plan lounge and fully equipped kitchen. To your left in the lounge is the first bedroom with built in wardrobes, air condtioning and en-suite bathroom with walk in shower.
At the end of the lounge, also on your left is the second bedroom with built in wardrobes, air conditioning and en-suite bathroom with shower.

Higher level
The higher level is reached via stairs near the pool and terrace.
The entrance leads you into the hallway, where to your left is the open plan lounge with air conditioning and fully equipped kitchen. Sliding doors lead you to the covered terrace.
Further down the hallway is a bathroom with walk-in shower. The hallway continues to the right where the remaining bedrooms are.
Two bedrooms on your right, both with built in wardrobes and air conditioning. These bedrooms share the earlier mentioned bathroom.
At the end, on your left is the master bedroom with built in wardrobes, airconditioning and en-suite bathroom with walk in shower.

The vast exterior of the property offers you a pool and spacious terrace and many possibilities to create lovely garden areas on the fairly flat plot.

With two independent accommodations this is the perfect property for 2 families or just that additional extra comfortable space for visiting friends and families.
18 photo-voltaic panels and water-well makes this is a very energy / cost efficient property.

Located just a short 12 minute stroll away from the delightful local bakery, residents can enjoy the best of both worlds, a peaceful retreat away from the city hussle and bustle while still being close to modern conveniences.

Experience the allure of this property, where every corner is designed to enchant and inspire. Don't miss the opportunity to make this villa your own and indulge in the tranquility and beauty of São Brás de Alportel.

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
- Year of construction: 1971 renovated 2024
- Type: Detached
- View: Countryside views, Pool view, Urbanization view, Garden view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Sliding doors
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: B

## Exterior details

- Garden
- Pool: Salt, Private
- Pool size: +- 8 x 3.5
- Outside area: Private garden
- Parking: Private parking space
- View: Countryside views, Pool view, Urbanization view, Garden view
- Sewerage: Septic tank
- Water: Mains water
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)