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Santa Bárbara de Nexe — 995,000 €

Ref: SVP2447

Unique opportunity, this property consists of 2 single storey villas, pool and double garage set on a plot of 1.3ha. With central heating, fireplace, air conditioning and is connected to mains water and has its own private borehole. Only a short drive to Stª Barbara de Nexe, Loulé or São Brás de Alportel.

321sm	13440sm	5	5	YES

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

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Nestled in the serene foothills of Goldra, this charming property consists of 2 single-story villas set on an expansive 13,440m² of unspoiled natural fields. Just a short drive to Loulé, Santa Barbara and São Brás. As you approach through electric entry gates, you'll be greeted by a cobble stone courtyard.

First House
A cozy lounge with an open plan kitchen, pantry, 3 bedrooms (one of which is en-suite), 2 bathrooms and a lovely covered terrace.

Second House
Open plan lounge with views over the pool, kitchen, 2 en-suite bedrooms and a 3rd room now being used as pantry/utility room but could be used as a single bedroom or office.

Outbuildings
As you explore further, you'll notice some additional outbuildings. There is a large double garage, some smaller structures provide ample space for storage and a larger one that could perhaps work as a workshop, allowing you to tailor this estate to your unique needs.

Outdoor
A 12x5m2 chlorine swimming pool, invites you to cool off on those hot Algarve afternoons. Paved pathways gracefully connect the various buildings, guiding you to the pool and beyond. Additional outdoor WC near the pool and a second one near the First House. Mature trees dot the landscape, offering shade and a sense of tranquillity. From the total of 13.440m², about 5.000m² are fully fenced and the remaining land has been left natural.

Additional Comforts
This property boasts a fireplace, central heating, several electric boilers for hot water, double glazing, WiFi internet, 3-phase electricity, septic tank, mains water connection to the house and water from the borehole for the pool and the garden. It is also wheelchair accessible.

About the Area
Location-wise, you're in for a treat. Very Private and calm location but quick access to major roads means you're just a 10 minute drive from the bustling amenities of Loulé, São Brás de Alportel and Sta Bárbara. Meanwhile, Faro Airport and the coast is a mere 15-20 minutes away.

Unique Features

Versatile Living: With two distinct living spaces, this property offers versatility for multi-generational living or rental income potential.
Tranquil Retreat: Enjoy the serenity of country living while being just minutes from urban conveniences.
Expansive Grounds: The sprawling 13,440m² (3 acres) of land offer endless possibilities for development or creating your dream oasis.
Double Glazing, Central Heating (Diesel), Fire place, Air conditioning, Electric Boilers
Mains water, Borehole and Septic tank (soak away)
Easy Access: Well-connected to major roads, you're well-placed to explore the Algarve at your leisure.
Renovation Potential: Whether you choose to renovate or redesign, this estate holds the promise of becoming a truly special country property.

Are you interested in receiving more information or you wish to schedule a viewing? Let us know which information you need

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General details

- Year of construction: 1982
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden
- Water: Borehole, Mains water
- Sewerage: Septic tank
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling) , Central heating
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Without furniture
- Kitchen: Fully fitted
- Bedroom(s): Built-in wardrobes
- Extras: Internet/Wifi, Sliding doors, Shutters, Mosquito nets, Fibre optics
- Other areas: Storage / utility room, Annex
- Lay-out: Ground floor
- Energy certificate: D

Exterior details

- Garden
- Pool: Chlorine, Private
- Pool size: 12x5
- Outside area: Private garden, Fenced/walled terrain, Electric gate
- Parking: Garage
- View: Countryside views
- Sewerage: Soakaway septic tank
- Water: Mains water, Private borehole
- Beach: 20 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 15KM
- Ownership: Private ownership (On-shore)