DIVINEHOME®

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Olhão — 1,395,000 €

Ref: SVP2486

This beautiful villa with 4 bedrooms and 3 bathrooms gives you the possibility to divide it into two separate 2 bedroom houses, this due to an ingenious sliding wall which can separate the villa into two units. Also offering a private pool, landscaped gardens with amazing views and a spacious basement with garage.

183sm	2520sm	4	3	YES

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

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Nestled near the charming town of Olhão, just a short stroll from the tantalizing aroma of regional Portuguese cuisine, lies this stunning villa waiting to be called home. This exquisite property boasts 4 spacious bedrooms and a range of luxurious features, including a sparkling heated pool surrounded by landscaped gardens, a convenient garage and a basement for added storage space.

Built in 2018, the property offers breathtaking views of the sea, countryside, pool and garden, providing a picturesque backdrop for everyday living. Imagine waking up to the serene sight of the ocean in the distance, or enjoying a refreshing dip in the pool while surrounded by lush greenery.

The property has the potential to stay as a spacious family home or due to the fact there are two entrances you could opt for the option of having 2 villas with 2 bedrooms each. Each with all you could need.

Entering the property through the right hand entrance you pass through the hallway with guest toilet into the open lounge with breathtaking views towards the Ria Formosa Nature Reserve. The lounge continues with the spacious and fully equipped kitchen and adjacent storage room. Large sliding doors in the lounge bring in a lot of natural light and give you direct access to the pool and landscaped gardens. To the right of the lounge is a small hall which leads to the first 2 bedrooms, these bedrooms share a bathroom which is located in the middle of both bedrooms. Both bedrooms have air-conditioning and built-in wardrobes, the south facing bedroom also gives direct access to the pool and garden through sliding doors.

On the left side of the lounge is a large sliding door/wall which gives you the possibility to close and give you another 2 bedroom house. This second part also has its own entrance door and hallway with bathroom, leading you to the lounge, the kitchen area is fully prepared to have a kitchen installed, all connections are present. Also from here you have direct access to the exterior. The third bedroom is opposite the bathroom in the hallway. To your left in the lounge is the fourth bedroom with direct access to the exterior. Opposite this bedroom is the third bathroom.

Access to the property is through a small gate or the large electric operated gate which leads you down to the garage in the very spacious basement. In the basement you will find the technical equipment for the hot water system. The heat pump runs on electricity with the help of 6 photo-voltaic panels.
Driving past the garage a path leads you further down the plot where you find a large carport.

The south facing garden is beautifully landscaped with seasonal plants, ensuring year round enjoyment.

With 2 restaurants just an 11 minute walk away, this property is perfect for those who appreciate the finer things in life. Whether you're looking for a tranquil evening of fine dining or a lively gathering with friends.

Don't miss the opportunity to make this villa your own and experience the vibrant flavors of Olhão in the comfort of your own home.
Seize the chance to immerse yourself in the beauty and charm of this enchanting town and create unforgettable memories in a property that offers all one could need.

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General details

- Year of construction: 2018
- View: Sea views, Countryside views, Pool view, Garden view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Borehole, Mains water
- Sewerage: Septic tank
- Wheelchair accessible

Interior details

- Heating : Under floor heating (heat pump), Airconditioning (heating + cooling)
- Warm water: Heatpump
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (gas) , Fridge / freezer
- Bathroom(s): Shower, Under floor heating
- Bedroom(s): Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Alarm, Sliding doors, Mosquito nets, Pre-installation air conditioning
- Basement
- Lay-out: Ground floor, Basement
- Energy certificate: A

Exterior details

- Garden
- Pool: Salt, Heated, Private, Pool shower
- Pool size: +- 8 x 3
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Carport, Garage
- View: Seaview, Countryside views, Pool view, Garden view
- Sewerage: Septic tank
- Water: Borehole, Cistern, Mains water
- Beach: 10 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. walking
- Health centre: 5 min. by car
- Airport: 15KM
- Ownership: Private ownership (On-shore)