



Santa Bárbara de Nexe

Ref: SVP648a

Set in Bordeira, this well presented semi detached charming villa that has been restored with 3 bedroom and 2 bathrooms, set on a elevated position with its own 60 metre drive.
 Situated on the outskirts of the beautiful village of Bordeira, which has a host of local amenities, bars, restaurants and a shop.

	140sm		190sm		3		2		YES
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Situated on the outskirts of the beautiful village of Bordeira, which has a host of local amenities, bars, restaurants and a shop.

This attached villa is implanted on an enclosed secure plot, which houses an attractive terrace and garden around a private swimming pool, covered BBQ and dinning area, plus landscaped garden with its own lemon tree. There is off road parking for 2 cars. A perfect lock up and leave, or permanent home.

The Ground Floor consist of a large lounge/dinning room with an inset recoupador log burner. The hallway leads to a modern split level kitchen with fitted appliances, with a second dinning area next to the kitchen.

On the First Floor is a large single bedroom to the rear, a large family bathroom complete with bath, plus a further shower room and toilet. To the front of the villa there are two double bedrooms and both have access to a large terrace/balcony with distance sea view.

Both bedrooms have air conditioning and fitted wardrobes.

The property is equipped with a photovoltaic solar panel production system, which is in a contract with EDP, returning on average 2.140€ p.a. There is also a photovoltaic water tank delivering year-round free hot water.

This attached villa is in a very quiet residential area, surrounded by fruit trees and because of its elevated position, has natural panoramic views.

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General details

- Year of construction: Reno in 2010
- View: Sea views, Countryside views, Pool view
- Pool: Private pool
- Outside area: Terrace / Balcony, Roof terrace
- Sewerage: Mains drainage

Interior details

- Furniture: Furniture included
- Energy certificate: D

Exterior details

- Pool: Private
- Outside area: Roof terrace, Terrace / balcony
- Ownership: Private ownership (On-shore)