



**Santa Bárbara de Nexe**

**265,000 €**

**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.

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 dining 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 dining 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



140sm



190sm



3



2



YES

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 its 3rd year of a 15 year 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.



# DIVINE HOME<sup>®</sup>

IMOBILIÁRIA • REAL ESTATE





## DETAILS

Built year: Reno in 2010  
Mains water  
Sea views  
Countryside views  
Pool view  
Roof terrace  
Solar system  
Terrace  
Mains drainage  
Energy certificate : D  
Air conditioning  
Fireplace  
Pool  
Garden  
Beach : 20 min.