



**Pechão**

**385,000 €**

**Ref: SV852**

This property is located along a (mostly) dry river just in the village of Pechão where there are a number of cafés, restaurants, a pharmacy and supermarket etc. These are all within walking distance, as only 80 meters to the center. Faro is only 7 km. And the popular fishing town of Olhão only 4 km. Within 10 minutes you are on the nearest beach or you can take a boat to the beaches of the islands in the Ria Formosa.

In this description the larger house is called the 'Quinta' and the smaller house is the 'Casa'.

The Quinta is located on the north side of the plot and has an entrance gate, driveway and a garden area of about 350 m<sup>2</sup>. You enter the hallway through double doors opening onto the living room with open kitchen. On the left there is a bedroom with bathroom ensuite complete with toilet, shower, bath and double sinks. From the living room there is access to a hallway with two more spacious bedrooms on the right side and a bathroom with toilet, shower and washbasin on the left. There is also access from the hall to the spacious,



**238sm**



**880sm**



**6**



**4**



**NO**

in-house garage of about 30 m<sup>2</sup>.

Note: The quinta can easily be separated and made into a two apartments, one with one bedroom and the other with two bedrooms!

The Casa is located on the south side of the plot and also has its own entrance gate, parking lot, several terraces of which one very spacious covered terrace. Total of this garden is ca. 250 m<sup>2</sup>.

Via the front door you enter the hall with on the left a spacious bedroom and straight ahead a bathroom with toilet, shower and washbasin. Via a stone staircase (split level) you walk right into the living room with open kitchen and dining area, straight ahead is the second bedroom and through a second stone staircase you walk to the master bedroom with bathroom ensuite complete with toilet, shower, bath and washbasin. At the back of the house is a small storage space with washing machine.

Heating of both houses is done by a wood stove in the living room, inverters (Daikin Aircon with cool and heat setting) in the bedrooms and radiators in the bathrooms. Hot water is by solar panels. The quinta is completely isolated with cavity and roof insulation and double glazing.



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## DETAILS

Built year: fully renovated 2018

Mains water

Storage / utility room

Countryside views

Urbanization view

Village view

Security alarm

Satellite TV

Solar system

Terrace

Garage

Parking space

Energy certificate : D

Air conditioning

Fireplace

Garden

Golf : 15 min.

Beach : 10 min.