



## Conceição e Estoi

**Ref: SV955**

Sold !

Recently fully renovated 3 bedroom detached villa set between Estoi and Sao Bras De Alportel. Offering spacious accommodation and high-quality finishes. Double garage and possible to purchase an additional piece of land next door with 1.480m<sup>2</sup>.



293sm



960sm



3



3



NO

Sold !

Elevated 3 bedroom villa located in the countryside between Estoi and São Brás de Alportel, set over 2 floors with very well presented spacious accommodation, low maintenance gardens, countryside views, double garage, and south-facing terrace.

The villa comprises of an entrance hall with a toilet, open plan large lounge with dining area and open plan fitted kitchen with integrated kitchen appliances, breakfast area, and a utility room.

There are also two double bedrooms with fitted wardrobes and a family bathroom with underfloor heating.

The lounge has direct access to the terrace.

From the living room, you have access to the staircase that leads to the first floor to a large reception room/ 2nd living room with French doors accessing a balcony and a south-facing terrace.

Also on the first floor is the master suite which has its own walk-in dressing room and luxury en-suite bathroom.

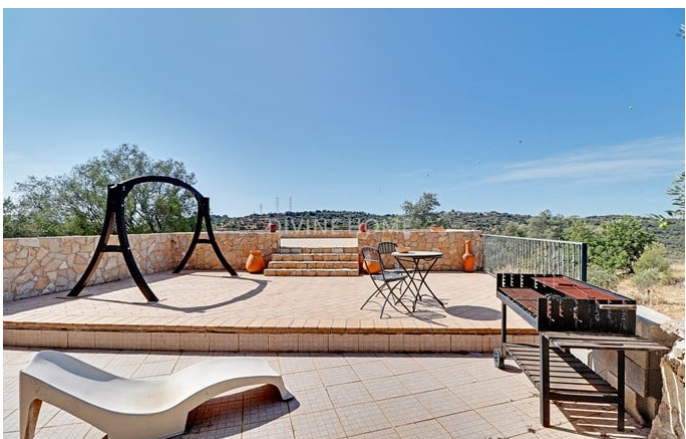
The property is accessed via a tarmac road and has a Calçada stone driveway, a second gate that gives access to the two-car garage and additional parking area.

The property sits in a fully fenced plot and the villa has the benefit of an additional piece of land of 1.480m<sup>2</sup>, which has the opportunity to open up the garden to the side of the property for an additional 20,000 Euros.

The property comprises:

- Solar panels for hot water
- Air-Conditioning (living room and pre-installed in other rooms)
- Electric underfloor heating in bathrooms
- Electric gate with remote
- Totally fenced property
- Mains water
- Mains sewage
- Double glazed windows & doors (Mestre Raposa)
- External 60mm insulation (Capoto)
- Renovated 2015 - new electric wires + new plumbing
- Double garage





## General details

- Year of construction: 1993 / reno 2016
- Type: Detached
- View: Countryside views
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Under floor heating (electric), Airconditioning (heating + cooling) , Under floor heating
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Granite worktop
- Bathroom(s): Bath, Shower, Under floor heating
- Bedroom(s): Built-in wardrobes
- Extras: Mosquito nets, Pre-installation air conditioning
- Other areas: Pantry, Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: C

## Exterior details

- Outside area: Private garden, Fenced/walled terrain, Roof terrace, Terrace / balcony
- Parking: Garage
- Beach: 5 min. walking
- Beach: 10 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Restaurant: 5 min. by car
- Health centre: 5 min. walking
- Health centre: 5 min. by car
- Airport: 10KM
- Airport: 20KM
- Ownership: Private ownership (On-shore)