



**São Bartolomeu de Messines**

**399,999 €**

**Ref: SVP981**

This villa is located on a private enclosed plot (880m<sup>2</sup>), accessible by an electric gate, with outside parking spaces, a large pool and various sitting lounge areas. It was built in 2005 and counts with many features such as underfloor heating and air conditioning.



**216sm**



**880sm**



**3**



**3**



**YES**



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The unique thing about this villa is that the living room is on the first floor, so you have a beautiful view from the living room and the terrace. This house is built with a steel construction which makes it even more sturdy and the outside requires little maintenance.

The villa's ground floor consists of a service toilet, a spacious bedroom with built-in wardrobes and air-conditioning, the master bedroom which has been recently renewed with an en-suite bathroom featuring a walk-in shower and another bedroom which is currently being used as an office. Under the staircase is a good size storage space and you also have a laundry space.

Upstairs is a nice living room with log burning fireplace, a dining area with air conditioning, a fully equipped kitchen and a toilet. From the living room there is access to a south-facing terrace, where amazing sunsets can be seen.

The well-kept garden has a beautiful swimming pool and various possibilities to enjoy the wonderful weather in the Algarve.

Nearby is the city of Messines, a city where all amenities can be found like a health center, supermarkets, cinema and many typical restaurants.

Features: Double glazed windows, sliding doors, water filter, underfloor heating, air-conditioning, and thermal insulation.





## General details

- Year of construction: 2005
- Type: Detached
- View: Countryside views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Under floor heating
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Sliding doors
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: D

## Exterior details

- Pool: Chlorine, Private
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Restaurant: 5 min. by car
- Airport: 45KM
- Ownership: Private ownership (On-shore)