



**Alcantarilha e Pêra**

**475,000 €**

**Ref: SVP1201**

Stunning south facing villa with 4 bedrooms and sea views. Good sized plot of 679 sqm with 261 sqm living space. Perfectly located on the edge of Alcantarilha centre, which makes the property benefit from lovely countryside views and being seconds walking from shops, supermarket, cafe shops and restaurants, plus is only 5 minutes drive from the beach of Armacao de Pera.



261sm



679sm



4



3



YES

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All living areas are spacious including the kitchen, living room all 4 bedrooms, 3 bathrooms and one being ensuite. Further has a laundry room, garage and games room. Private garden with swimming pool and BBQ, fenced plot with automatic irrigation and electric gate, located in a small urbanisation cul-de-sac, so very private and quiet.

Property ground floor consists of entrance hallway, large livingroom with fireplace, air conditioning, plenty of natural light, several sliding doors both sides of the house. spacious L-shape kitchen fully equipped. bathroom can also be used as a communal WC, bedroom with access to pool. laundry area and a storage room under the stairs.

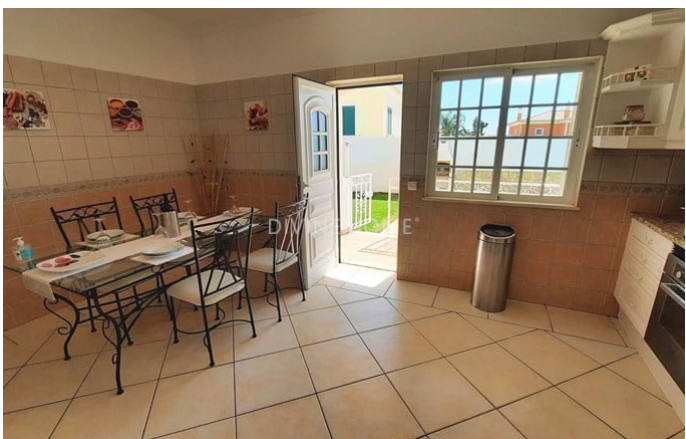
On the first floor, there are 3 bedrooms with built-in wardrobes and access to the balcony that has lovely countryside views and views to the sea. Master bedroom with ensuite, all the bedrooms have air conditioning. All bathrooms have with bidet, toilet, sink, bath and shower.

This property boasts the location and orientation. South facing with great views, seconds for all facilities. It is a great place to spend your holidays, rent out or for permanent living or investment!

Alcantarilha is just behind Armacao de Pera, within 5 minutes you are on the boulevard with all the shops and restaurants and at the long and sandy beaches. Also the shopping mall Algarve Shopping is within 5 minutes reach. The 18-hole golf course of Alcantarilha is within 5 minutes reach.

Book your visit now or call us for a video viewing!





### General details

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

### Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Insulation: Double glazing, Insulated roof
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Access to terrace
- Extras: Sliding doors, Shutters
- Other areas: Storage / utility room
- Floor: 2
- Lay-out: Ground floor, First floor
- Energy certificate: C

### Exterior details

- Pool: Private
- Pool size: 8x4
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- Beach: 5 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 10KM
- Ownership: Private ownership (On-shore)