



São Brás de Alportel

1,275,000 €

Ref: SVP1177A

Typical Algarvian style farmhouse with two independent houses one with 4 bedrooms (3 en suite) and a second house with a rental license with approx. 100 sqm with a bedroom, a kitchen and a huge living room with a fireplace and 2 bathrooms. There's a large garden with fruit trees, pool, central heating, A/C, solar panels among other things... Come and visit!



337sm



5352sm



5



6



YES

A lovely renovated typical Algarvian style farmhouse set on a flat plot of 5.200 m² and with 300 m² of built area, this property was renovated with all the details to keep traditional style but using modern comfort technologies. Its located in a beautiful, green and quiet area but only 1.5km from the town of São Brás de Alportel.

The main house consists of a spacious living-dining room with a wood burner, equipped kitchen, laundry room, wc, 3 en-suite bedrooms on the ground floor, and a 4th room that could be used as an extra bedroom/office and additional space for a library or other hobbies in the attic/ mezzanine level.

Next to the main house is the fully licensed self-contained 2nd house that can sleep 4 people. With approx. 100 m² it consists of a huge living room with a fireplace, an equipped kitchen, a bedroom, and 2 bathrooms, featuring the same facilities as the main house. This house has a private courtyard/garden.

There's a large garden with fruit trees and synthetic grass by the pool, with a covered terrace. There is also a lovely sun-room with massive sliding glass doors ideal to relax or use as a gym/meditation room, etc...; a barbecue area and old bread/Pizza oven. There are two different access ways to the property, one of them has an automatic gate.

The property is located in a calm area, but walking/Cycling distance into town. Only 700m from the supermarket, 800m from 2 restaurants, and 1.5 km from the town center. Faro airport only 18km away and also diverse beaches and golf courses within a 20 to 30-minute drive.

Features:

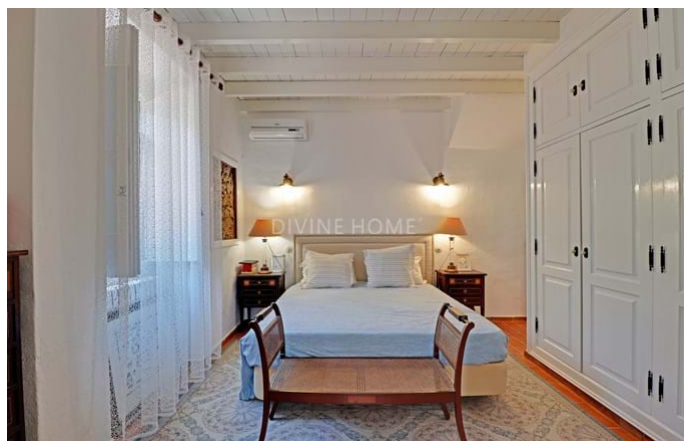
- Air conditioning
- Central heating with underground gas tank
- wood-burner + fireplace
- Ceiling fans
- Double glazing,
- Solar panels for hot water (main house)
- Gas Boiler for central heating
- Electric boiler for hot water in annex
- 2 entrance gates (one electric gate)
- Irrigation system
- Mains water and cistern
- Mains sewage
- Storage room
- AL License
- Sold partially furnished and equipped

Plot size: 5.352m²

Annex: 100m²

Main House: 199m² + attic 75m²

Total build area : 337m²



General details

- Year of construction: pre 1951
- Type: Detached
- View: Countryside views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden
- Water: Cisterna, Mains water
- Sewerage: Mains drainage
- Furnished
- Wheelchair accessible

Interior details

- Heating : Central heating (gas) , Fireplace (log burner) , Airconditioning (heating + cooling) , Central heating
- Warm water: Boiler (gas) , Solar Panels , Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Shower, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Shutters
- Other areas: Fitness room, Storage / utility room, Annex
- Lay-out: Ground floor, Attic (storage)
- Energy certificate: A

Exterior details

- Pool: Chlorine, Private
- Outside area: Private garden, Fenced/walled terrain, Automatic irrigation
- Beach: 20 min. by car
- Supermarket: 5 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)