DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Altura 1,250,000 €

Ref: SVP1237

This spacious and luxury 4 bedroom, 4 bathroom villa is located in the hills very close to Monte Rei Golf and Country Club but still at only a ten-minute drive from the long stretched golden beaches of Altura, Manta Rota and Praia Verde. The historical town of Tavira is only a 15 minutes drive, and in 20 minutes you can be in Ayamonte in Spain. The higher location of the property offers you amazing views towards the Ocean but also inland towards the hills.

244sm	21590sm	4	4	YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
www.divine-home.pt | info@divine-home.pt

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The entrance leads into the hallway with straight in front a door leading you to the pool and garden and on your left the first bathroom with walk-in shower.
To your left in the hallway you enter the spacious lounge with fire-place, airconditioning and direct access to the pool and garden through either sliding doors or french doors.
Double wooden sliding doors give access into the kitchen fully equipped with; induction hob, oven, microwave, fridge-freezer, extractor fan and dishwasher.
Adjacent to the kitchen is the laundry area with washing machine and dryer.

In the entrance hall to your right are first on your right hand side two bedrooms, both with built-in wardrobes, air-conditioning and access to the pool and garden. These bedrooms share a bathroom which is located in the middle making this a shared en-suite bathroom with walk-in shower.

A little further down the hallway is the 3rd bedroom with airconditioning, built-in wardrobes, direct access to the exterior and en-suite bathroom with walk-in shower.
Adjacent is the master-bedroom with air-conditioning, walk-in closet, access to the exterior and an en-suite bathroom with walk-in shower.

In the hallway leading to the bedrooms is a winding staircase leading to the attic with enough space for an extra bedroom or office. From here you can access the balcony to enjoy the breathtaking views towards the ocean.

Stairs in the entrance hall bring you down into the large basement with plenty of space for parking, a technical room for the pool equipment and water softener and two separate store-rooms.

Access to the property is over a good quality wide unpaved road, where after 265 meters you reach the electric operated gates where you have plenty of parking space or can enter the garage.

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General details

- Year of construction: 2009
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Borehole, Cisterna
- Sewerage: Septic tank

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Dish washer, Hob (induction), Fridge / freezer
- Bathroom(s): Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Sliding doors, Shutters, Mosquito nets
- Basement
- Lay-out: Ground floor, Basement
- Energy certificate: B

Exterior details

- Pool: Chlorine, Private
- Pool size: +- 4,5 x 9,5
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- Beach: 10 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 60KM
- Ownership: Private ownership (On-shore)