



## Albufeira e Olhos de Água

599,000 €

**Ref: Changed.ref.**

This Townhouse is located in a nice area of Albufeira less than 10 minutes walk from the centre and the beach. It is in a very good condition. With 4 bedrooms, 3 additional rooms, 3 bathrooms, a wine cellar and a large basement with doors to an indoor pool, the house offers its residents a lot of space. The living area is no less than 200m<sup>2</sup>



200sm



346sm



5



3



YES

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**Ground floor:**

On the ground floor you have a bedroom with a fitted wardrobe, a living room with a fireplace and French doors to the terrace. There is also a spacious kitchen with a utility room and a separate toilet. The front garden has a carport on the driveway behind an electric gate.

**1st floor (-1):**

Through a beautiful staircase where you can overlook all 4 floors you go down for the first floor. Here are 3 bedrooms (all bedrooms are equipped with air conditioning) and have direct access to the terrace. At the back there is another room with a large closet attached to it, these 2 rooms have no windows.

**Roof terrace:**

On the spacious roof terrace you have sun all day, there from wood in 2014 made a workshop with a nice roof attached.

**Basement plus garden with indoor pool:**

The 4th and last floor consists of a later made bedroom with doors to the garden side. Furthermore, it is a huge basement with a small kitchenette in it. This space lends itself to a gym or a game room with a pool table etc to make. Through double doors you enter the "garden". The garden consists of a deck with a large pool in the middle. There is a retractable roof over it that you can manually slide open. The pool is not heated, but because of the roof that is not necessary.





## General details

- Year of construction: 2001
- Type: Attached
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Fireplace (log burner)
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted , Microwave, Oven, Fridge, Extractor fan, Dish washer, Hob (electric) , Fridge / freezer, Access to garden, Granite worktop
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Extras: Sliding doors, Shutters, Satellite TV
- Other areas: Wine cellar, Games room, Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Basement, Attic (storage)
- Energy certificate: D

## Exterior details

- Pool: Chlorine, Private, Cover, Pool shower
- Pool size: 7 meter
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony
- Parking: Private parking space, Carport
- Beach: 10 min. walking
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 10KM
- Ownership: Private ownership (On-shore)