



**Santo Estevão**

**980,000 €**

**Ref: SVP1481**

This beautiful Quinta, full of character offers you 4 bedrooms (+ 2 extra bedrooms in the Loft) and 4 bathrooms on a large private and fenced plot of 7500 m<sup>2</sup> with swimming pool, garage and annex with games room, located close to all amenities, while offering total privacy.



**309sm**



**7500sm**



**4**



**4**



**YES**

This beautiful Quinta, full of character, offers you 4 bedrooms (+ 2 extra bedrooms in the Loft) and 4 bathrooms on a large private and fenced plot of 7500 m<sup>2</sup> with pool, garage and annex with games room. Located close to all amenities whilst offering total privacy and distant sea views from the first floor.

#### Ground floor

Entrance leads you into the hallway with a guest toilet under the staircase leading to the first floor.

From the entrance, to your right you enter the lounge with solid oak wooden floor and high ceilings with wooden beams, fireplace and French doors leading to the enclosed terraces on the south and west side of the house.

The south terrace has sliding doors and a fixed stone BBQ, this area has been closed in but can easily be reopened. The kitchen is fully equipped with Miele appliances and a double sink, the hob is a mix of gas and electric. You have direct access to the exterior from the kitchen through French doors.

At the end of the hallway, are two bedrooms, both with wooden floors, air-conditioning, built-in wardrobes and French doors leading to the exterior. Further on this level is a laundry room and a bathroom.

#### First floor

The wooden staircase leads up to the first-floor landing. Bedroom 1 is currently being used as an office. Adjacent to this is the second bedroom with built-in wardrobes. Both bedrooms have air-conditioning and direct access to the first-floor terrace with distant sea-views from this terrace, exterior stairs lead back down into the mature garden. Further a bathroom on this level.

Loft: To your left on the landing on the first floor is a smaller room which hides the stairs to the very spacious loft where two more bedrooms have been created, a bathroom with shower and plenty of storage space.

#### Exterior

At the east side of the villa is the garage, which is the front part of the annex with the games room and a bathroom. At the south-side of the annex is the second stone-built BBQ and a stone oven. The sliding doors of the annex look out to the pool area.

Access to the property is through either the small pedestrian gate or the large electric operated gate that leads on to the garage. There is a second large manual gate at the west-side of the property.

This amazing Quinta full of character would benefit from some TLC, with a small investment for some necessary updates this amazing property could be brought back to its former glory.

Viewing is essential to appreciate all this property has to offer.





## General details

- Year of construction: 1999
- Type: Detached
- View: Sea views, Countryside views, Pool view, Village view, Garden view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony
- Water: Borehole, Cisterna, Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling) , Fireplace
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Extractor fan, Washing machine, Dish washer, Hob (gas) , Hob (electric) , Fridge / freezer, Granite worktop
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Extras: Alarm, Shutters
- Other areas: Games room, Storage / utility room, Annex
- Lay-out: Ground floor, First floor, Second floor
- Energy certificate: E

## Exterior details

- Pool: Chlorine, Private
- Pool size: +- 9 x 5 meter
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- View: Seaview, Countryside views, Pool view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: 10 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 15 min. by car
- Airport: 35KM
- Ownership: Private ownership (On-shore)