



São Brás de Alportel

Ref: SVP1619

Traditional style villa with all modern comforts, very private and only a 5 minute drive to town. It consists of 3 bedrooms, 2 bathrooms, 1 WC, kitchen, spacious lounge, beautiful design glass pergola and a swimming pool with a waterfall feature. It also has double-glazing, fireplace, solar panels, air-conditioning and pre-installation of under-floor heating.



240sm



3585sm



3



3



YES

Beautiful traditional style villa built in 1999 and upgraded and modernized in 2021 with many modern comfort features, with a living area of 240m², set on a plot of 3.585m² located in a quiet dead-end street with a lot of privacy and only a 5 minute drive into São Brás town centre.

This beautiful villa is set in a quiet location, away from the big crowds and mass tourism but yet only a short drive of 3km to São Brás de Alportel, 10km to Loulé, 18km to Faro, 20km to Olhão and 25km to Tavira.

The villa is a split level house, you enter the villa via the front door into a long hallway which leads to a fully fitted and equipped kitchen, a guest toilet, a guest bedroom and the lounge.

The kitchen has a rustic style and has a back door, allowing you to enter with your shopping bags. The kitchen is equipped with a new gas hob, new oven, new microwave, dishwasher, fridge-freezer and air-conditioning.

From this hallway you have the first double bedroom with fitted wardrobes, you walk through to a shared hallway with fitted storage/wardrobes until you access the family bathroom with a bath and separate shower and access to the 2nd double bedroom with fitted wardrobes, patio doors to the outside and direct access to the lounge via a few steps.

The lounge access is via small steps from the entrance hallway, it's a very spacious room with a fireplace, beautiful wooden ceiling and patio doors leading to the covered terrace.

From the lounge you access the master en-suite bedroom. The bedroom is located next to the lounge with fitted wardrobes, patio doors onto the south facing terrace and a traditional bathroom with a separate bath and shower.

The villa is surrounded by an easy to maintain garden with local plants, featuring an automatic irrigation system, supplied with water from a special garden mains water meter, for a cheaper rate. There is a lovely covered terrace to enjoy your meals in the shade, several sitting areas and stone paths through the garden and leading to the pool area.

The pool has a nice big terrace, a lovely featured waterfall wall and a design aluminium pergola of 7x 5mtr with a motorized roof top that has a sensor and closes automatically if it starts to rain. With glass doors Led lights and a heater ideal to entertain or simply relax and enjoy the countryside views. The pool is 10x5mtr, it has a chlorine system and a pool shower with hot water.

This property is located in a very peaceful area only 3km from São Brás de Alportel with several restaurants, cafes, bakeries, doctors, shops, supermarkets, schools, heated indoor pools among several other amenities. The access to the villa is via a tarmac road.

Also only a 20 minute drive to several beautiful beaches and islands, such as Fuseta, Ilha da Armona, Ilha da Culatra, Barril, Ilha de Tavira among others. It is about a 30 minute drive to Benamor golf courses, Golf Ria & Cima Golf Courses and several courses at Quinta do Lago, Vale de lobo and Vilamoura. Easy access to the A22 (Via do Infante), and about 25 minutes from Faro International Airport.

Excellent option for permanent living or as a holiday home or even to make some rental income. For more information, please don't hesitate to contact us!

The property features:

- Under-floor heating (pre installation)
- Wood burner in lounge
- Air-conditioning in all bedrooms, lounge and kitchen (new)
- Double-glazed (new) and indoor wooden shutters
- Storage rooms
- Solar panels for hot water with a 300L boiler (new)
- Photovoltaic solar panels 4KW (new)
- Mains water (2 water meters system)
- Septic tank
- Garden with automatic irrigation system
- Automatic irrigation
- Electric gate (new)
- Design Pergola 7x5mtr (new)
- Carport (new)
- Pool 5x10mtr (new pool pump)
- Exterior house painted (2022) with special coating

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-Good internet and mobile signal



General details

- Year of construction: 1999
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Outside area: Private garden
- Water: Mains water
- Sewerage: Septic tank

Interior details

- Heating : Fireplace (log burner) ,
Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave,
Oven, Hob (gas) , Fridge / freezer
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes,
Airconditioning, Access to terrace
- Extras: Internet/Wifi, Shutters,
Mosquito nets
- Lay-out: Ground floor, Split level,
Attic (storage)
- Energy certificate: C

Exterior details

- Pool: Chlorine, Private, Pool
shower
- Pool size: 5x10mtr
- Outside area: Private garden,
Fenced/walled terrain, Electric
gate , Automatic irrigation
- Parking: Carport
- View: Countryside views
- Sewerage: Septic tank
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 20KM
- Ownership: Private ownership
(On-shore)