DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

São Brás de Alportel

prix sur demande

Ref: SVP1974

Amazing 4 bedroom villa with heated pool and panoramic views. Close to all amenities. Lots of potential if you would like either a family home finished to your on liking or as a rental property. Located in a very sought after area of the lovely market town of São Brás de Alportel.

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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

Detached 4 bedroom villa situated in an elevated position, offering excellent south facing sun exposure and conveniently located near all amenities, within walking distance to a café and just a 5 minute drive to the town. Let's take a closer look at the property:

GROUND FLOOR:

Large Suite: As you enter the ground floor, to your left, you'll discover a spacious suite with built-in wardrobes, an ample room with natural light and an en-suite bathroom. Notably, it's wheelchair-friendly, offering inclusivity for all.

Living Room: Straight ahead, step into the bright and spacious living room. It's equipped with air conditioning and a cozy log burner, ensuring comfort year round. The patio doors open up to a wrap around terrace, extending your living space to the outdoors.

Cloak Room: To the left of the living room, you'll find a convenient cloakroom for guests.

Open Kitchen and Dining: Walking through the lounge, you'll reach the modern kitchen with a large pantry. The dining area is located in a bright conservatory, which provides direct access to the garden and pool area.

FIRST FLOOR:

Bedrooms: Upstairs, you'll find 3 bedrooms, one of which is en-suite. Each bedroom has access to a terrace, features built in wardrobes and is equipped with air conditioning for added comfort.

OUTDOOR AREA:

Garden: The property boasts a nice walled and fenced garden where you can still add your own personal touch. The plot is south facing ensureing plenty of sunshine and privacy.

Carport and Electric Gates: A carport and electric gates at the entrance enhance security and convenience.

ADDITIONAL CONFORTS:

Energy Efficiency: The property features self generating energy with solar panels, reducing your carbon footprint and energy bills.
Heated Pool: Enjoy the luxury of a heated pool for year round swimming and relaxation.
Distant Sea Views: Take in distant sea views from the comfort of your terrace.
Proximity to Amenities: Despite its peaceful setting, this property is conveniently located close to amenities and the town, ensuring easy access to everything you need.

In summary, this property offers a blend of comfort, functionality, with unique feature. Its wheelchair friendly design and convenient location make it a truly exceptional place to call home.

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Détails généraux

- Année de construction: 1996
- Type : Détachée
- Vue: Vue mer, Vue campagne, Vue village
- Piscine: Piscine privée
- Parking: Parking privé
- Exterieur: Jardin privée, Terrace / Balcon
- Eau: Citerne, Eau de ville
- Égouts: Reservoir septique
- Accessible aux fauteuils roulants

Détails intérieurs

- Chauffage: Cheminée, Climatisation (chauffage + refroidissement)
- Eau chaude: Chaudière (gaz), Panneau solaire, Chaudière (electrique)
- Isolation: Double vitrage
- Cuisine: Entièrement équipé
- Salle de bain(s): Baignoire
- Chambre(s): Placards, Climatisation, Accès a la terrace, Chambre(s) en-suite
- Finishings: Internet/Wifi, Portes coulissantes, Volets
- Autres secteurs: Debaras
- Lay-out: Rez-de-chaussée, Premier étage
- Certification énergétique: D

Détails extérieurs

- Piscine: Chlorine, Chauffé, Privée
- Surface piscine: 8x4
- Jardin: Jardin privé, Clôturé, Portail electrique, Toit-terrace, Terrace / balcon, Arrosage automatique
- Parking: Parking Privé, Carport
- Vue: Vue mer, Vue campagne, Vue village
- Égouts: Reservoir septique
- Eau: Citerne, Eau de ville
- Plage: 20 min. by car
- Terrain de golf: 20 min. by car
- Supermarché: 5 min. by car
- Restaurant: 5 min. by car
- Centre de santé: 5 min. by car
- Aéroport: 20KM
- Titularité: Titularité privé (On-shore)