



## Albufeira e Olhos de Água

1,295,000 €

**Ref: SVP949**

Located near the marina of Albufeira with wonderful views, is this spacious 4 bedroom villa with over 600 square meters built on a nice private plot of 1175 square meter. The villa has been built by the current owner in 2002 and features high quality finishes and materials. Close to the center of Albufeira near all amenities but in a quiet residential area.



610sm



1175sm



4



4



oui



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The plot is fully fenced and has an electric gate with direct access to the garage, large enough for 2/3 cars. Well maintained gardens with automatic irrigation from the bore hole and a fantastic swimming pool with an overflow, heat pump and a jet stream for fanatic swimmers.

The villa opens up to a grand entrance hall, leading to the well illuminated living room with air-conditioning and fire place, following by a bar area and dining room to the fully equipped kitchen with separate laundry room. Also, we find the first bedroom equipped with air-conditioning and access to the garden and a service toilet. All rooms here have access to either a terrace, garden or pool area and are equipped with under floor heating.

Upstairs is where we find a nice office area and the remaining 3 bedrooms of which the master bedroom has an en suite bathroom with bathtub and a walk in closet. All 3 bedrooms are equipped with under floor heating, air-conditioning and have access to the south facing balcony that leads to the stunning roof terrace with amazing views.

This property could not be more complete without the spacious basement where we find a lounge area, fitness room and an indoor spa with Sauna, Jacuzzi and double shower.

Other features:

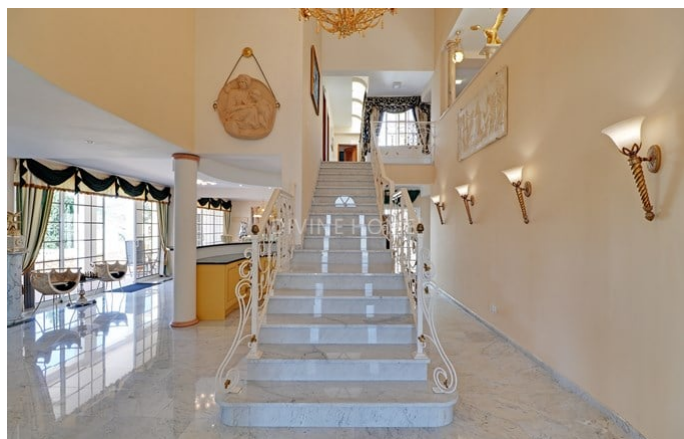
Double Glassed Windows

Solar panels

Fiber optic internet

Alarm system





## Détails généraux

- Année de construction: 2002
- Type : Détachée
- Vue: Vue mer, Vue campagne, Vue marina, Vue ville, Vue piscine, Vue village, Vue jardin
- Piscine: Piscine privée
- Exterieur: Jardin privée, Terrace / Balcon, Toit-terrace
- Eau: Eau de ville
- Égouts: Tout-à-l'égout

## Détails intérieurs

- Chauffage: Chauffage au sol (electrique), Cheminée, Climatisation (chauffage + refroidissement), Chauffage par le sol
- Eau chaude: Panneau solaire
- Isolation: Double vitrage, Isolation thermique, Toiture isolée
- Mobilier: Mobilier negotiable
- Cuisine: Entièrement équipé, Table de cuisson, Accès au jardin
- Salle de bain(s): Baignoire, Douche, Bidet, Chauffage au sol
- Chambre(s): Placards, Climatisation, Accès a la terrace, Chambre(s) en-suite
- Finishings: Internet/Wifi, Portes coulissantes, Volets
- Autres secteurs: Bibliothèque, Cave à vin, Fitness room, Games room, Stockage
- Sous-sol
- Lay-out: Rez-de-chaussée, Premier étage, Sous-sol
- Certification énergétique: E

## Détails extérieurs

- Piscine: Chauffé, Privée
- Jardin: Jardin privé, Clôturé, Toit-terrace, Terrace / balcon, Arrosage automatique
- Parking: Garage
- Plage: 5 min. a pied
- Plage: 5 min. en voiture
- Terrain de golf: 5 min. by car
- Terrain de golf: 15 min. by car
- Supermarché: 5 min. walking
- Restaurant: 5 min. walking
- Centre de santé: 5 min. walking
- Centre de santé: 5 min. by car
- Aéroport: 10KM
- Titularité: Off-shore