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São Brás de Alportel — 745,000 €

Ref: SVP987

New 3 bedroom villa with heated pool, underfloor heating via solar panels + Heat pump, A/C, 2 equipped kitchens and 115sqm garage/basement. Lovely calm located, facing south, in an area surrounded by the countryside, but only 3km from amenities and the city, about 20 minutes from the airport and from the beach.

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Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
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New 3 bedroom villa with a light and contemporary design, built with high-quality materials and a high efficient energy rate.

The property is divided into 2 floors.
Ground floor with a very bright living/dining room, fully equipped kitchen, laundry room, 3 bedrooms (1 ensuite) and 2 bathrooms.
The basement has 115.77m² and offers a big parking area and still can use the other half as a cinema room/games room/gym. There is a bathroom and included in the price, a 2nd kitchen in the basement.

Outside you will find an overflow heated pool surrounded by a wooden deck and with beautiful views of the countryside. The pool is chlorine but could be changed to a saltwater system. It has an electric pool cover.

The villa is set in a very calm valley, ideal for people that don't want neighbors nearby and be in the countryside but only 3km from the town and all its amenities.

The villa comprises:
-Mains water
-Septic tank
-Air conditioning
-Underfloor heating via solar panels + back up heat pump (Ground floor and in the basement)
-Pool with electric cover
-2nd Heat pump for heating the pool
-Solar panels
-Double glazing with thermal cut frame; The glass is dark and reflective to protect inside of the solar discoloration
-Electric shutters
-Garage with automatic gate
-External insulation
-2 kitchens
-Laundry room
-Built-in wardrobes

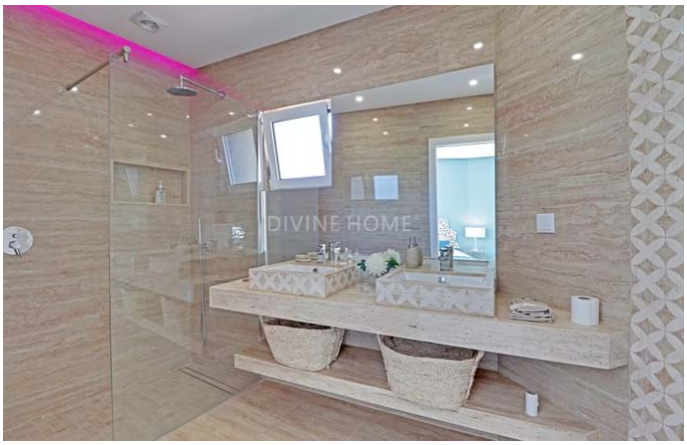
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Détails généraux

- Année de construction: 2019
- Type : Détachée
- Vue: Vue campagne
- Piscine: Piscine privée
- Exterieur: Terrace / Balcon
- Eau: Eau de ville
- Égouts: Reservoir septique

Détails intérieurs

- Chauffage: Chauffage au sol (pompe au chaleur), Climatisation (chauffage + refroidissement), Chauffage par le sol
- Eau chaude: Panneau solaire
- Isolation: Double vitrage, Isolation thermique, Toiture isolée
- Cuisine: Entièrement équipé, Micro-ondes, Four, Extracteur, Table de cuisson (electricque) , Réfrigérateur-congélateur, Silestone plan de travail
- Salle de bain(s): Douche, Chauffage au sol
- Chambre(s): Placards, Climatisation
- Finishings: Volets électriques, Portes coulissantes
- Autres secteurs: Games room, Debaras, Stockage
- Sous-sol
- Lay-out: Rez-de-chaussée, Sous-sol
- Certification énergétique: A

Détails extérieurs

- Piscine: Chlorine, Salt, Chauffé, Privée, Couverture
- Jardin: Clôturé, Terrace / balcon
- Parking: Garage
- Plage: 5 min. a pied
- Plage: 20 min. by car
- Terrain de golf: 5 min. walking
- Supermarché: 5 min. walking
- Supermarché: 5 min. by car
- Restaurant: 5 min. walking
- Centre de santé: 5 min. walking
- Centre de santé: 5 min. by car
- Aéroport: 10KM
- Titularité: Titularité privé (On-shore)