



## São Brás de Alportel - Villa



2 Bedrooms  
 2 Bathrooms  
 160 Area (m²)  
 1200 Land Area (m²)  
 Swimming Pool

**450 000 €**  
(EUR €)

### South-Facing Villa with Pool and Studio in São Brás de Alportel

Discover the charm of this south-facing villa, set in an elevated and peaceful location near São Brás de Alportel. Combining cozy living spaces with stunning countryside and distant sea views, this home is perfect for those seeking tranquility and comfort in the Algarve.

The property features a bright and inviting south-facing lounge with a fireplace and access to a terrace, perfect for enjoying the sunshine and views. The modern, fully equipped kitchen seamlessly connects to the living spaces, making it both functional and stylish. The main house includes two spacious bedrooms with fitted wardrobes and a family shower room, all located on one floor for easy living.

For additional space and privacy, the basement has been converted into a self-contained 1-bedroom studio with its own shower room, air conditioning, and separate access. A staircase leads to a roof



**Calvin Gibson**

912 388 211 <sup>2</sup>

calvin@acps-real-estate.com

T 00351 289 849 317 <sup>1</sup> · T 00351 912 388 211 <sup>2</sup> · E calvin@acps-real-estate.com

Rua Gago Coutinho, no 75, Sao Bras de Alportel, 8150-151  
AMI 12086

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



terrace offering 360-degree panoramic views and access to an attic with extra storage and two versatile rooms.

The outdoor areas are equally impressive, with a mature landscaped garden, a tiled sunbathing terrace, and an 8x4m swimming pool. A covered terrace provides an ideal spot for outdoor dining and entertaining. The property also offers off-street parking and is equipped with modern amenities such as air conditioning, double glazing.

Conveniently located just a short drive from São Brás de Alportel, Faro's airport, and the beaches, this villa combines accessibility with the serenity of a private retreat. Priced at €450,000, this home offers the perfect balance of charm, functionality, and breathtaking views. Contact us today to arrange a viewing and make this beautiful villa yours.

#### Property Particulars:

Property Type: Villa with Studio

Bathrooms: 2

Plot Size: 1200 m<sup>2</sup>

Build Size: 160 m<sup>2</sup>

Year of Construction: 1974

Views: Countryside and Distant Sea Views

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 8m x 4m

Energy Rating: D

Price: €450,000



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## Property Features

- Air Conditioning
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Septic Sewage tank
- Telephone Available
- Fitted Wardrobes
- Ceiling Fans
- Attic
- Garden
- Mature Irrigated Gardens
- Private off street Parking
- Annex
- Secluded private gardens
- Walking Distance to amenities
- Central location
- South Facing
- Distant Sea Views
- Private Roof Terrace
- Double Glazing
- Underfloor Heating
- Mains Water
- Electric Hot Water System
- Wi-Fi Available
- Internet Available
- Water Cisterna
- Basement
- Pool
- Covered Terrace
- Chlorine Pool
- BBQ
- Outside Lighting
- Quiet Neighbourhood
- Roof Terrace
- Energetic certification: D
- Country Side Views
- House with Annex



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