



## São Brás de Alportel - Villa



**6** Bedrooms  
**4** Bathrooms  
**450** Area (m<sup>2</sup>)  
**3496** Land Area (m<sup>2</sup>)  
**Swimming Pool**

**645 000 €**  
(EUR €)

## Sao Bras de Alportel Ideal rental investment with 3 independent rental units or converted in to one large villa

A very versatile traditional Detached property, that would make a wonderful 6-bedroom family home or 3 self-catering properties that would comprise of a 2 and a 3-bedroom house and a 1-bedroom apartment. The property benefits from many original features and is in a very quiet and peaceful location just outside the town of São Brás de Alportel.

The Property is currently laid out as follows:

### 2 Bedroomed House:

The main house is entered via a spacious hallway and has a fully fitted kitchen with granite worksurfaces and hand- built craftsman units, feature staircase which at present is utilized as a



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study/office area. The living/dining room to the rear of the hallway is south facing with a log burner and gives access to the terrace and garden. The staircase leads to 2 double bedrooms (1 with a terrace) and a large family bathroom with bath and shower.

### 3 Bedroomed House:

A wonderful covered terrace leads to the adjoining 3 bedroom property comprising of a fitted kitchen/diner, living room on the ground floor with door accessing the terrace and a staircase that leads to a second sitting area with direct access to a terrace, a master bedroom with en-suite, 2 further bedrooms (1 with a terrace) and a family bathroom.

### Studio Apartment:

The 1 bedroom apartment is located at the end of the covered terrace and can form part of the 3-bedroom property as it has an interconnecting door if required or it can be used as an independent property. This apartment features one bedroom and a kitchen/diner/living room and bathroom.

### Outside:

The property is partially walled and fenced to some boundaries and others left natural to be in keeping with the nature. The south facing front of the property has a wonderful terrace which is the full length of the property and has a dining area and views over the garden. The pool area is a major feature of this property and lies to one side, with either steps or a ramp providing access. A full-length covered terrace runs along the back of the house giving views over the land with access to the utility room/storage and great entertaining area. The property also benefits from a workshop, a laundry room and outside storage.

### Property Particulars:

Property Type: Villa

Bedrooms: 6

Bathrooms: 4

Plot Size: 3496 m<sup>2</sup>

Build Size: 450 m<sup>2</sup>

Year of Construction: 2014

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 5 Minutes

Swimming Pool Size: 10m x 5m

Energy Rating: C



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fitted Kitchen
- Mains Electricity
- Septic Sewage tank
- Telephone Available
- Fibre Optic Available
- Garden
- Mature Irrigated Gardens
- BBQ
- Outside Lighting
- Courtyard
- Central location
- Terrace
- Country Side Views
- Ideal for B&B
- Double Glazing
- Fireplace
- Mains Water
- Gas Hot water System
- Wi-Fi Available
- Internet Available
- Pool
- Covered Terrace
- Private off street Parking
- Annex
- Secluded private gardens
- Roof Terrace
- Energetic certification: C
- South Facing
- House with Annex
- Potential for Rural Tourism development



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