

ACPS10503

Reference

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## Loulé (São Sebastião) - Land



 **4** Bedrooms  
 **4** Bathrooms  
 **6702** Area (m<sup>2</sup>)  
 **6702** Land Area (m<sup>2</sup>)  
 Garage  
 Swimming Pool  
**475 000 €**  
 (EUR €)

## Loule, Poco Geraldo Superb South Facing building project awaiting approval with open sea view

Traditional old farmhouse with project for construction of stunning 4 bedroom detached villa with swimming pool, basement and garage. Located in a much sought-after location, Stunning views across the coastline. At present an old farmhouse exists of single storey with attic and roof terrace and a new project has been submitted to amplify the property incorporating the original farmhouse. The design of the house at present represents quality lifestyle living retaining the beautiful character of the Portuguese architecture. The project offers a single-story property full of light and charm retaining the feel of a traditional property with a twist of modern today's needs. Just stunning.

The Property is laid out on one floor with basement as follows:  
The project of large spacious rooms on a single floor comprising of main reception with views and



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AMI 12086

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doors leading onto a tremendous outdoor terrace with Pergola, to the left you lead to a large 41m<sup>2</sup> lounge south facing with high vaulted white wood beamed ceiling and leading to a large 41m<sup>2</sup> kitchen /dining area, beautiful outdoor terrace is accessed from the kitchen and the lounge. To the right of the reception the hallway extends to the sleeping area consisting on the master suite of 25m<sup>2</sup> plus the en-suite bathroom, access to a private terrace, bedroom 2 of 19m<sup>2</sup> with en-suite, bedroom 3 another 19m<sup>2</sup> bedroom with access a family bathroom/cloakroom and to the rear leg of the property another bedroom of 23m<sup>2</sup> with en-suite

A basement is included with in the project comprising of a garage of 48m<sup>2</sup> with storage area for garden equipment of 12m<sup>2</sup>, large games/cinema room of 43ms, wine cellar and utility storage room, internal stairs lead to the first-floor main accommodation.

**Property Particulars:**

Property Type: Land / Ruin with Project

Bedrooms:4

Bathrooms:4

Plot Size: 6701m<sup>2</sup>

Build Size: 355.35 m<sup>2</sup>

Year of Construction:

Views: Countryside and Sea Views

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Energy Rating: A+

Price: €475,000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Solar Hot Water System
- Central Vacuum System
- Underfloor Cooling and Heating system
- Video Security Phone Entry System
- Telephone Available
- Fibre Optic Available
- Water Cisterna
- Bore Hole
- Covered Terrace
- Heated Swimming Pool
- 24 Hour security
- Garage
- Electric Gates
- Courtyard
- Security Alarm
- Terrace
- South Facing
- Sea Views
- Double Glazing
- Security Shutters
- Underfloor Heating
- Mains Water
- Septic Sewage tank
- Water Purification System
- Heat Pump central heating
- Electric Shutters
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Pool
- Fully Fenced Plot
- Salt Water Pool
- Underground Secure Parking
- BBQ
- Thermal Insulated
- Secluded private gardens
- Roof Terrace
- Central location
- Garage
- Country Side Views
- Single Storey Property



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