



## São Brás de Alportel - Villa



2 Bedrooms  
 2 Bathrooms  
 114 Area (m<sup>2</sup>)  
 2400 Land Area (m<sup>2</sup>)  
 Swimming Pool

**495 000 €**  
(EUR €)

### 2 bedroom detached rustic cottage with swimming pool.

The property was redeveloped in 1989 from the original old ruin creating a lovely detached family home comprising of lounge with French doors overlooking the covered terrace and swimming pool, fitted traditional kitchen, one double bedroom with en-suite and French doors accessing the terrace and swimming pool and another double bedroom with en-suite. Both bedrooms with fitted wardrobes. Wood beam and cane ceilings and traditional handmade Sta Catarina floor tiles throughout.

The Property is laid out on one floor as follows:

Enter the property from the side of the house into a fitted kitchen with base and eye level units with natural stone worktops fitted electric oven and hob and with traditional feature smoking chimney. A inner hallway from the kitchen gives access to the master bedroom with French doors, air-conditioning and recently upgraded en-suite. The bedroom benefits from direct access to the beautiful covered terrace and the swimming pool. Access to the lounge from the hallway with a traditional feel, log burner and plenty of light from the side windows and the French doors accessing



**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)



the covered terrace. Access from the lounge into another large bedroom with window, fitted wardrobes and recently upgraded en-suite shower room. All rooms have wood beam and cane ceiling with sandwich board instated roofing. The property also has an additional small tool room which houses the washing machine and electric hot water boiler.

The property benefits from a large covered terrace with views across the swimming pool and garden. Very private.

Outside:

The property is access via double gates on to a Calçada driveway leading to the property with turning point and parking. The front garden is mature with trees and natural planting with landscaping. To the rear of the property you have a wonderful swimming pool of 10m x 5m with sun terracing, pergola and natural terracing with landscaping. Fully walled to all the boundaries. To the side of the house, we have another raised terrace for entertaining with BBQ and additional landscaped gardens. Such a beautiful tranquil garden.

## Property Features

- Air Conditioning
- Fireplace
- Mains Water
- Electric Hot Water System
- Wi-Fi Available
- Internet Available
- Pool
- Covered Terrace
- Chlorine Pool
- Central location
- Terrace
- Country Side Views
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Septic Sewage tank
- Telephone Available
- Fibre Optic Available
- Garden
- Mature Irrigated Gardens
- BBQ
- Energetic certification: C
- Furnished
- Single Storey Property



**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)