



São Brás de Alportel - Villa



3 Bedrooms
1 Bathrooms
134 Area (m²)
1462 Land Area (m²)

410 000 €
(EUR €)

Gralheira, Sao Bras De Alportel. Single Story Villa with Annex

2-3 Bedroom

A Traditional single-story villa offering 2 bedrooms, 1 bathroom accommodation with lounge, dining room, kitchen on conservatory with outdoor kitchen. Set in a lovely, elevated plot with countryside and village views. Within walking distance to local restaurant and the town of Sao Bras De Alportel. The property has the benefit of being able to increase the build area and to construct a swimming pool. With the additional benefit of 2 independent accesses for approaching the property with off street parking.

Peaceful setting close to the town of Sao Bras De Alportel. The property offers good accommodation with main entrance, bedroom to the right a traditional Portuguese bedroom, to the left double doors into the south facing lounge with fireplace and door leading to the second bedroom. Inner hallway



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¹ (Call to national fixed network) | ² (Call to national mobile network)



from the reception room leads to a fitted modern kitchen and conservatory, dining room, storeroom with access into the attic and recently renovated bathroom. A wonderful large south facing terrace wraps around the villa and overlooks a beautiful manicured landscaped garden. The property also benefits from an independent room at presently used as an additional guest's bedroom. The property does have the viability to expand the accommodation and to construct a swimming pool, subject to resubmitting a planning application.

The Property is laid out on one floor as follows:

Enter the property through the main door into the reception area, which at present the owner is maximizing as library /office, the first bedroom to the right is a small traditional single bedroom with window and fitted wardrobes, to the left you have a good size lounge, cosy with south facing aspect over the terrace and garden fireplace, air conditioning and French doors opening onto the terrace. From the lounge a door leads to the second double bedroom with window, fitted wardrobes. The reception room leads to an inner hallway with access into traditional modern fitted kitchen with glazed door leading into a large, covered conservatory with utility area and BBQ. To the right of the kitchen, you have a good size walk in storage room with access in the Attic and leads through to a good size dining room and with door leading off to the family bathroom

Outside:

The property is fully fenced or walled to all boundaries with main driveway through electric gates lead to the double carport and feature circular fountain and beautiful mature gardens. An addition large workshop/storage is located in the garden. Steps lead through the garden to the property with a large, terraced area overlooking the garden. Access from the terrace to the house and also to a separate external building /annex. You also have a separate driveway to enter if required.

Property Particulars:

Property Type: Villa

Bedrooms: 3

Bathrooms: 1

Plot Size: 1462 m2

Build Size: 132 m2

Year of Construction: Pre1951

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Energy Rating: D

Price: €410,000



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Property Features

- Air Conditioning
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fibre Optic Available
- Water Cisterna
- Mature Irrigated Gardens
- BBQ
- Electric Gates
- Central location
- Terrace
- Country Side Views
- House with Annex
- Double Glazing
- Fireplace
- Mains Water
- Solar Hot Water System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Fully Fenced Plot
- Private off street Parking
- Car Port
- Outside Lighting
- Energetic certification: D
- South Facing
- Single Storey Property



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