



São Brás de Alportel - Villa



 **6** Bedrooms
 **4** Bathrooms
 **379** Area (m²)
 **1350** Land Area (m²)
 **Garage**
 **Swimming Pool**

550 000 €
(EUR €)

Sao Bras De Alportel Facing 6 Bedroom Family Villa with Pool and Garage

Large South

Large family house located with in walking distance to the centre of Sao Bras De Alportel. Spacious villa offering 3 floor accommodation with studio apartment, 3 bedrooms, 2 bathrooms lounge and fitted kitchen on the first floor and second floor additional 2-bedroom bathroom kitchen and lounge, Swimming pool and garage.

Description of the Property

South facing aspect villa offering spacious rooms throughout. Great large family residence or separate rentable units. Ground floor has a one-bedroom studio with bathroom and pre -installation for a kitchen terrace and access to the pool, large garage with separate store room. First floor has entrance hallway to large south facing lounge, cloak room fitted kitchen, hallway, master bedroom



Calvin Gibson

912 388 211 ²

calvin@acps-real-estate.com

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

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

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



with en/suite, 2 additional bedrooms and family bathroom.

Second floor entrance hallway, lounge, fitted kitchen/additional bedroom family bathroom and additional 2 double bedrooms both with south facing terraces

The Property is laid out on three floors as follows:

Enter the property through double gates leading on to a Calçada natural stone drive way leading to the property.

Elegant staircase leads to the main entrance and front door of the property. Large reception area with stairs leading to the first floor accommodation, double doors leading into the main reception hallway with access to double bedroom with window to the rear of the property. Cloak room with toilet and wash basin, fitted traditional wood kitchen with washing machine, oven and hob and built in Fridge freezer. External door leads to the rear terrace and orchard. Inner hallway leads to another double bedroom with French doors south facing a, family bathroom and master bedroom with en/suite bathroom, again south facing. Beautiful open plan lounge with dining room south facing with terrace and views across the town.

First Floor

Internal stairs lead to the first floor accommodation that at present consist of lounge with terrace, fully fitted recently installed kitchen, 2 large double bedrooms with separate covered south facing terraces and shared family bathroom.

Basement

The basement comprises of a large garage with service area for hot water system and central heating boiler, a large additional room for work shop or storage. Adjacent to the garage is a self-contained studio room at present comprising of large lounge/bedroom area, pre/installed kitchenette area and bathroom, with private terrace area.

Outside:

The property is fully walled and fenced to all the boundaries with double drive way gates accessing the property

Parking and turning point and access to a mature garden with kidney shape swimming pool. South facing aspect supplies maximum sun exposure 360 days of the year.

Property Particulars:

Property Type: Villa / Apartments

Bedrooms: 6

Bathrooms: 4

Plot Size: 1350 m²

Build Size: 379 m²

Year of Construction: 1993

Views: Countryside/Town and Distant Sea Views

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 5 Minutes

Swimming Pool Size: 8m x 4 m

Energy Rating: D



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Price: €550.000

Property Features

- Double Glazing
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Telephone Available
- Fibre Optic Available
- Pool
- Fully Fenced Plot
- Chlorine Pool
- BBQ
- Garage
- Roof Terrace
- Energetic certification: D
- Country Side Views
- House with Annex
- Security Shutters
- Gas Central Heating
- Mains Water
- Gas Hot water System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Garden
- Covered Terrace
- Private off street Parking
- Annex
- Outside Lighting
- Central location
- Garage
- Distant Sea Views
- Ideal for B&B



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