



São Brás de Alportel - Villa



5 Bedrooms
 3 Bathrooms
 200 Area (m²)
 3000 Land Area (m²)
 Swimming Pool

1 095 000 €
(EUR €)

Sao Bras De Alportel A Stylish Quinta with a Traditional Rustic Charm

A beautiful classical style Quinta. Constructed in 2014 offering quality finishes comprising of 3 bedroom, 2 bathroom detached house with an extensive mezzanine creating an additional 2 bedrooms and shower room. Beautiful manicure gardens and pool.

Detailed Description of the Property

The property offers you the classic traditional Portuguese Quinta from the outside with the internal finishes offering wood-beamed ceilings, use of traditional materials, and stone from the local factories happily mixing with modern appliances creating a warm and charming property upon visiting. 3 spacious bedrooms on the ground floor, fitted kitchen, dining area, and open plan lounge. A feature staircase leads to a large mezzanine floor which the present owners have utilized to create 2



Calvin Gibson

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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)



additional bedrooms and a bathroom, with a secondary lounge/office area

The Property is laid out on one floor with a mezzanine as follows:

Enter the through the double front doors into the reception area offering access to the cloakroom, Double doors lead into the well-proportioned open plan lounge with a feature brick fireplace with log burner, dining area, and access to a fully fitted kitchen and separate utility room with direct access to the garden. The lounge has access to the covered terrace through patio doors, creating a charming sun lounge/winter room overlooking the swimming pool. Stairs lead to a wonderful mezzanine with wrought iron panelling. The present owners have been adventurous in maximizing this large area, creating a guest area with 2 bedrooms beautiful glassed shower room, and an additional lounge/office area.

From the main reception area, an inner hallway leads to the bedrooms comprising of the master bedroom with patio doors, a walk-in dressing area, an en-suite shower room, bedroom 2 offers a double bedroom with fitted wardrobes, and patio doors to the garden, a family bathroom and bedroom three, also with fitted wardrobes.

Outside:

Easy access to the property via village tarmac road with electrically operated driveway gates, the property benefits from natural dry-stone walling and fencing to create a secure boundary. Natural Calcada stone driveway allows plenty of parking with a double wooden built carport, additional parking, and a turning point to the front and rear of the property. The gardens are mature with irrigation, beautiful old Olive trees, and mature shrubs.

Beautifully maintained garden and access to the heated swimming pool

Property Particulars:

Property Type: Villa

Bedrooms: 3+2

Bathrooms: 2+1

Plot Size: 3000 m2

Build Size: 200 m2

Year of Construction: 2014

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 9.5m x 4.5m

Energy Rating: C

Price: €1,249,000.00



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Property Features

- Air Conditioning
- Mosquito Screens
- Gas Central Heating
- Mains Water
- Solar Hot Water System
- solar photovoltaic system
- Telephone Available
- Fitted Wardrobes
- Pool
- Fully Fenced Plot
- Mature Irrigated Gardens
- Private off street Parking
- Car Port
- Electric Gates
- Secluded private gardens
- Security Alarm
- Energetic certification: C
- Country Side Views
- Double Glazing
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Wi-Fi Available
- Internet Available
- Ceiling Fans
- Garden
- Covered Terrace
- Heated Swimming Pool
- BBQ
- Thermal Insulated
- Outside Lighting
- Outdoor Shower
- Central location
- Terrace
- Single Storey Property



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