



## Almancil - Villa



4	5	498,5	2000			<b>1 980 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Loule, Vale Formoso Large 4 bedroom family home

Well-maintained large family villa located in the much sought-after location of Vale Formoso. Offering 4 double bedroom suites, lounge dining, kitchen, outdoor kitchen, and large garage. Benefits from heated pool and borehole

Excellent location for international schools and the Golden Triangle

#### Description of the Property

This spacious villa sits in a beautiful established manicured garden, boasting large outdoor terraces and an outdoor kitchen. Internally the property offers quality family living, a splendid lounge awaiting you from the moment you open the main doors, views across the pool and garden with a fitted kitchen and separate utility room, family cloakroom, and separate ground floor accommodation comprising of 2 double bedrooms with their private suites. The first floor offers another double bedroom with a suite and a large master bedroom.



**Calvin Gibson**

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AMI 12086

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Double garage with additional shower room

The Property is laid out on two floors and a basement as follows:

Enter the property through the electric gates onto a Calcada natural stone driveway leading to the main entrance of the property and also to the double garage. Plenty of parking and turn access. Impressive handmade double wooden doors open into the property with a reception area open to the wonderful lounge area. The sweeping staircase is the first pulling feature when accessing the property, leading to the gallery hallway and the first floor. The lounge is spacious with a sitting area and fireplace with sound surround cinema, air-conditioning units two sets of patio doors leading onto the terrace, and access to the cloakroom. To the right of the lounge, a door leads into a fully fitted quality kitchen with integrated appliances including AEG Electric fan-assisted oven, AEG induction hob, dishwasher and fridge, and separate freezer. Sliding door leading onto the terrace with easy access to the outdoor kitchen. The utility room is adjacent to the kitchen and offers a fitted additional drinks fridge, AEG washing machine, and storage units.

To the left of the lounge, you have an internal hallway with access to the technical room with internal stairs leading to the basement, our first double ground-floor bedroom with fitted wardrobes, en-suite wet room, and patio doors. A second double bedroom with en-suite shower room and again with patio doors. Both bedrooms have direct access to the terrace and the heated swimming pool and have air conditioning.

### First Floor

This wonderful sweeping staircase takes you to the first floor with feature-stained glass artwork windows to a reception landing allowing access to bedroom 3, a double bedroom with fitted wardrobes, en-suite bathroom with walk-in shower unit, air-conditioning, and patio doors allowing access to a spacious terrace overlooking the pool and garden. The master suite has double wooden doors opening into a large king-size bedroom with a separate area with fitted wardrobes and a large en-suite shower room, again the bedroom benefits from patio doors accessing this wonder large terrace.

### Garage/Basement

The property benefits from a good-sized garage capable of fitting 4 cars inside with an electrically operated garage door, log storage, a large water storage tank for the borehole, additional bathroom. Ideal to create a game room/cinema room

### Outside:

The property is accessed directly from a village tarmac road, with electric gates accessing the property, garden alarm security as well as the main house, fully walled and fenced with established mature shrubs and trees with automatic garden irrigation, beautiful natural lawns, and sun-bathing terrace. The swimming pool is heated by the solar system and has an electrically controlled security cover. Adjacent to the swimming pool is the outdoor kitchen area with BBQ and facilities to enjoy the outdoor living, without door cloakroom and storage. The property also has a pump room and additional storage area.

### Property Particulars:

### Property Type: Villa



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ACPS10602

Reference

Scan the QR code to view the property



Bedrooms: 4  
Bathrooms: 5  
Cloakrooms: 2  
Plot Size: 2000 m2  
Build Size: 498.50 m2  
Year of Construction: 2007  
Views: Countryside  
Airport: 20 Minutes  
Beach: 15 Minutes  
Shopping: 10 Minutes  
Swimming Pool Size: 10m x 5m  
Energy Rating: D awaiting new certificate  
Price: €1,980.000



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Mains Electricity
- Mains Sewage
- Video Security Phone Entry System
- Telephone Available
- Fibre Optic Available
- Water Cisterna
- Garden
- Fully Fenced Plot
- Mature Irrigated Gardens
- Heated Swimming Pool
- BBQ
- Thermal Insulated
- Outside Lighting
- Out Door Kitchen
- Out Door Cloak Room
- Security Alarm
- Energetic certification: D
- Garage
- Country Side Views
- Double Glazing
- Security Shutters
- Underfloor Heating
- Mains Water
- Central Sound System
- Electric Shutters
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Pool
- Bore Hole
- Covered Terrace
- Chlorine Pool
- Private off street Parking
- Garage
- Electric Gates
- Outdoor Shower
- Electric Pool Cover
- Garden Alarm System
- Central location
- Terrace
- Furnished



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