



São Brás de Alportel - Villa



4	3	348	5228	Garage	Swimming Pool	998 500 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)			(EUR €)

Sao Bras De Alportel A South facing 4 bedroom family villa

Description of the Property

This south-facing villa is located in the sought-after village of São Romão, São Bras De Alportel. Offering spacious accommodation with 4 bedrooms, 4 bathrooms, family kitchen. Lounge with dining area. Private setting with wonderful terrace to enjoy the peaceful setting and countryside views.

The property offers spacious family accommodation comprising of main reception, lounge with dining area, fully fitted kitchen, clack room, and ground floor double bedroom with en-suite, access to the garage. Two great outdoor covered terraces from the kitchen and the lounge.

Additional accommodation is found on the first floor comprising of a further 2 bedrooms sharing a family bathroom and an impressive master bedroom, with en-suite and access to a beautiful roof terrace.

With many picturesque walking trails on your doorstep, this is the ideal property to enjoy the



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)



peaceful, friendly surroundings of village life whilst having all amenities within close proximity. 10-minute drive to Loulé and an easy 20-minute drive to Almancil International schools, beaches, and Faro Airport.

The Property is laid out on two floors as follows:

Upon entering the main entrance door into the property the open planned reception hall features high ceilings leading through to a bright and airy lounge with a dining area with fireplace and patio doors leading to a wonderful covered terrace and to the gardens. Fitted kitchen with access leading to a covered terrace overlooking the pool area and is perfect for Al Fresco dining.

On the ground floor is a spacious double bedroom with en-suite, fitted wardrobes, a further guest WC, storage, and access to the garage.

First Floor

A staircase leads to the first-floor accommodation comprising of two additional double bedrooms with fitted wardrobes that share a family bathroom, the impressive large master bedroom with en-suite bathroom with walk-in wardrobes, and access to a great roof terrace with lovely countryside and distant sea views. Air Conditioning providing heating and cooling is installed throughout the villa, there is a log-burning fire in the lounge area and the property is fully pre-installed for Central Heating should you wish. The property also benefits from 10 newly installed LG Photovoltaic panels which produce energy and function with a real-time 'Smart App' monitoring application. The property also benefits from a high-speed Fibre Optic internet connection.

Outside:

The property is South facing location, slightly elevated to enjoy the views of the gardens and the grounds surrounding the villa with lawned and landscaped areas with the lower part of the plot offering a large flat Rustic field with Olive, Carob, Almond, and Fig trees. The plot is fully fenced and walled. Electric gates supply access to the property with a driveway leading to the garage and to the main house. Parking for various cars.

Property Particulars:

Property Type: Villa

Bedrooms: 4

Bathrooms: 3

Plot Size: 5228 m²

Build Size: 348 m²

Year of Construction:

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 8m x 4m

Energy Rating: B

Price: €998,500



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)



Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Mains Water
- Electric Hot Water System
- Septic Sewage tank
- solar photovoltaic system
- Telephone Available
- Fibre Optic Available
- Pool
- Bore Hole
- Covered Terrace
- Private off street Parking
- Garage
- Outside Lighting
- Roof Terrace
- Energetic certification: B
- Garage
- Country Side Views
- Double Glazing
- Security Shutters
- Fitted Kitchen
- Mains Electricity
- Gas Hot water System
- Video Security Phone Entry System
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Garden
- Fully Fenced Plot
- Mature Irrigated Gardens
- BBQ
- Electric Gates
- Secluded private gardens
- Central location
- Terrace
- South Facing
- Distant Sea Views



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)