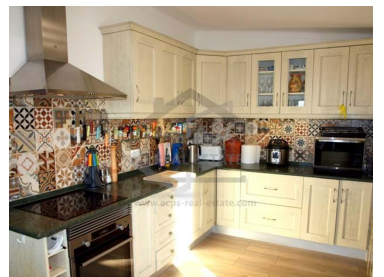




## Conceição e Estoi - Villa



**3** Bedrooms  
**2** Bathrooms  
**190** Area (m<sup>2</sup>)  
**2885** Land Area (m<sup>2</sup>)

**749 500 €**  
(EUR €)

## Faro Estoi South Facing Detached 3 bedroom Villa with Heated Swimming Pool

### Description of the Property

A beautifully presented south facing detached villa, set in a wonderful established garden facing the coastline. Peaceful countryside setting just 10 mins East of the historical town of Estoi and 15 from Moncarapacho. A well-constructed two-story villa offering 3 bedrooms with 2 bathrooms, a fitted kitchen with utility room, and an open plan lounge/dining area. Manicured mature gardens with a south-facing heated swimming pool. The property benefits from 2 ground floor bedrooms with a shared family bathroom and the first floor comprises a master bedroom with an en-suite and an amazing south-facing sun terrace giving beautiful views across the coastline and the evening sunsets.



**Calvin Gibson**

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The Property is laid out on two floors as follows:

Enter the property through the main entrance into an inner hallway with a marble staircase leading to the first-floor accommodation and double doors into the open plan lounge with log burner with patio doors accessing the covered terrace all with south facing aspects, dining room again south facing which leads into a fitted kitchen with granite worktops and with integrated appliances including electric hob, fan assisted oven and dishwasher, The property also benefits from an outdoor utility room washing machine and tumble dryer and the housing for the solar hot water reserve.

From the main hallway, you have an inner hallway that leads to the ground floor accommodation comprising a

double bedroom with fitted wardrobes and with air-conditioning and a twin bedroom again with fitted wardrobes and air conditioning. Both bedrooms have access to the recently upgraded family bathroom. Addition storage room under the stairs.

### First Floor

Stairs lead to the first-floor accommodation comprising of a bright and spacious master bedroom with a south-facing aspect, and patio doors accessing this wonderful terrace with 180-degree views of the coastline and countryside.

The master benefits from air conditioning, fitted wardrobes, and a recently upgraded en-suite shower room.

### Outside

The property has excellent access via a tarmac road and then direct access through electric gates into a beautiful Oasis of mature trees and shrubs, A natural stone cobbled driveway leads to the property with plenty of parking and a turning point. Fully fenced and walled with a tranquil feeling from the location and the maturity of the garden with lawned section, trees, and shrubs, an automatic irrigation system with the use of its own borehole, a lovely south-facing terraced area leading to the heated swimming pool with pool cover. The property also has its own family orchard with various types of fruit trees. The property is very economical to run with the property owners investing in new double thermal glazing, air conditioning, a Solar Hot water system, and the great use of photovoltaic recharge solar panels for electricity generation and its own borehole.

### Property Particulars:

Property Type: Villa

Bedrooms: 3

Bathrooms: 2

Plot Size: 2885 m<sup>2</sup>

Build Size: 190 m<sup>2</sup>

Year of Construction: 1992

Views: Countryside and Sea Views

Airport: 20 Minutes

Beach: 15 Minutes

Shopping: 10 Minutes

Swimming Pool Size: 10m x 5m

Energy Rating: B

Price: €749,500



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## Property Features

- Air Conditioning
- Mosquito Screens
- Fireplace
- Fitted Kitchen
- Septic Sewage tank
- Mains water available
- Wi-Fi Available
- Internet Available
- Bore Hole
- Covered Terrace
- Heated Swimming Pool
- BBQ
- Electric Gates
- Secluded private gardens
- Quiet Neighbourhood
- Central location
- Terrace
- Country Side Views
- Double Glazing
- Security Shutters
- Gas Central Heating
- Mains Electricity
- Solar Hot Water System
- solar photovoltaic system
- Telephone Available
- Garden
- Fully Fenced Plot
- Mature Irrigated Gardens
- Private off street Parking
- Car Port
- Outside Lighting
- Outdoor Shower
- Roof Terrace
- Energetic certification: B
- South Facing
- Distant Sea Views



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