



Santa Bárbara de Nexe - Villa



4 Bedrooms
4 Bathrooms
1440 Area (m²)
1440 Land Area (m²)

1 350 000 €
(EUR €)

Faro, Santa Barbara de Nexe. Center of the Village

4 Bedroom Detached Villa in the

A spacious, well-constructed, four-bedroom detached villa, with walking distance to the centre of Santa Bárbara de Nexe. A spacious 4-bedroom, 4 bathroom detached stylish villa, located within a short walking distance of the Centre of the village of Santa Barbara de Nexe,

Description of the Property

This elegant 4 bedroom detached villa offers great living spaces spread over two floors, creating 3 bedrooms on the ground floor and a wonderful master suite on the first floor. Excellent central location with in the center of the village of Santa Barbara de Nexe. Well established and easy to maintain garden with terraces and swimming pool, out door living is perfect with a fully functional outdoor covered kitchen with dining area allowing to wind down and enjoy the environment.



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)



Great central location, viewing strongly recommended.

The Property is laid out on two floors as follows:

Access the property via private twin sets of electrically controlled gates onto a Calçada driveway with ample parking space for 3 - 4 cars, log stores and storage shed.

A covered entrance porch leads to spacious inner hallway with cloaks storage cupboards, with access to all ground floor accommodation, glazed double doors lead into a large lounge/dining room with the benefit of air conditioning and with an inset "Fogo Montana" log burning fire, three sets of double patio doors give access to mature garden, pool terrace and covered entertaining area.

Double glazed doors lead off the lounge to a fully integrated kitchen / diner with polished granite worktops, dishwasher, electric oven, induction hob, extractor, microwave with the benefit of air-conditioning and patio doors leading to the swimming pool terrace. An excellent fully fitted outside covered kitchen with dining area with 4 ring gas hob, wide charcoal BBQ, fridge, dish washer and sink unit. Separate fully fitted laundry with access to side driveway.

Leading off the main hallway are bedrooms 2 with air-conditioning and en-suite, bedroom 3 with air-conditioning and en-suite bathroom and both with fitted wardrobes, bedroom 4/ office with air-conditioning and with access to fully tiled basement and, separate family bathroom.

First floor:

Access the first floor accommodation via polished stone staircase leading from main hallway to open landing area, into fully air conditioned Master bedroom suite comprising of a large air conditioned bedroom with twin patio doors leading onto two private terraces, inset "Fogo Montana" log burning fire, dressing area with fitted wardrobes and kitchenette area with integrated fridge, sink and dishwasher, with polished granite worktops leading to large en-suite bathroom with separate shower, bath, double vanity unit, bidet and WC. Off the main landing is an access to the south facing roof terrace enjoying distant ocean views, with external staircase to the side driveway and pool terrace. An additional benefit to be considered. The whole of the first floor has the possibility to be converted into an independent one-bedroom apartment with private access.

Outside:

A fully walled and fenced property with a beautifully presented mature garden of shrubs and trees with automatic irrigation system and spacious swimming pool surrounded by Santa Catarina and calçada side terraces with a selection of shaded seating and relaxing areas around an artificial low-maintenance lawned area.

Great outdoor kitchen and dinning area.

Property Particulars:

Property Type: Villa

Bedrooms: 4

Bathrooms: 4

Plot Size: 1440 m2

Build Size: 248 m2

Year of Construction: 2003

Views: Countryside

Airport: 20 Minutes



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Beach: 20 Minutes
Shopping: 5 Minutes
Swimming Pool Size: 10m x 5m
Energy Rating: B-
Price: €1,350,000

Property Features

- Air Conditioning
- Mosquito Screens
- Fitted Kitchen
- Solar Hot Water System
- Pre Installed central sound surround system
- Wi-Fi Available
- Internet Available
- Fitted Wardrobes
- Garden
- Covered Terrace
- Private off street Parking
- Thermal Insulated
- Outside Lighting
- Outdoor Shower
- Quiet Neighbourhood
- Roof Terrace
- Central location
- Country Side Views
- Double Glazing
- Fireplace
- Mains Water
- Mains Sewage
- Video Security Phone Entry System
- Telephone Available
- Fibre Optic Available
- Basement
- Fully Fenced Plot
- Mature Irrigated Gardens
- BBQ
- Electric Gates
- Secluded private gardens
- Out Door Kitchen
- Walking Distance to amenities
- Security Alarm
- Energetic certification: B-
- House with Annex



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