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# São Brás de Alportel 675,000 €

## Ref: SVP2017

Traditional villa with 4 bedrooms and 3 bathrooms (T3 +1), set in a low maintenance plot with panoramic countryside views. Just a short drive to the busy market town of S. Brás de Alportel and all its amenities.

169.69sm | 1033sm | 4 | 4 | YES

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Traditional style villa (T3+1), set in a quiet residential area, just minutes from the busy market town of S. Brás de Alportel.

The property is set on 2 floors. Entrance hall into an open plan living /dining room with fireplace and fitted kitchen. Through the hallway you have access to 2 bedrooms each with en suite bathrooms and a guest lavatory. Stairs lead you downstairs to 2 further guest bedrooms and family bathroom, with hallway giving direct access to the pool terrace with covered terraces that provide much welcomed shade on those hot summer days. From the pool terrace there is access to a store room.

OUTDOOR AREA:
Outside, the 10x5m pool is surround by ample terraces allowing for plenty of sun bathing on those sunny day. The garden is low maintenance with some established fruit trees and terracing but has plenty of scope to put your own mark on. There is also a laundry room and an outside shower.

ADDITIONAL COMFORTS:
The property also benefits from air conditioning and has both solar panels for hot water.
Epic views with distant sea views from the comfort of your terrace
Large entertaining areas with multiple terraces

Set in a peaceful setting in an established and popular urbanization, this property is conveniently located close to amenities and the town, ensuring easy access to everything you need. A blend of comfort, functionality, with unique features makes it a truly exceptional place to potentially call home or as a great option for a holiday home.

## General details

- Year of construction: 1994
- Type: Detached
- View: Sea views, Countryside views, Urbanization view
- Pool: Private pool
- Parking: Street parking, Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Cisterna, Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels , Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Oven, Extractor fan, Washing machine, Dish washer, Hob (gas) , Fridge / freezer
- Bathroom(s): Shower, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Sliding doors, Shutters, Mosquito nets, Fibre optics
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: C

## Exterior details

- Pool: Chlorine, Private
- Pool size: 10 X 5
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Street parking
- View: Seaview, Countryside views
- Sewerage: Mains drainage
- Water: Cistern, Mains water
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. walking
- Health centre: 5 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)