DIVINE HOME®
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# São Brás de Alportel 2,100,000 €

## Ref: SVP2056

Traditional Quinta with 2 guest annexes, large workshop, triple garage and swimming pool. Set on 2.9 ha plot. Possibilities to build more properties on the plots. Equipped with central heating via heat pump, under floor heating, air conditioning and log burners. Full of charm and character! Only 5 minute drive into São Brás de Alportel town with all amenities.

657sm | 29272sm | 5 | 5 | YES

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Discover a hidden gem in the serene hills, where a traditional Quinta, surrounded by 2.9 hectares of natural beauty, awaits you.  Originally built in 1816 and thoughtfully modernized, this property seamlessly blends the charm of the past with contemporary comforts, providing a unique living experience.

MAIN HOUSE: Step into a world of comfort, where you'll find two substantial living rooms. The main living room features a log burning stove, creating a warm and inviting atmosphere. The second living room boasts an insert fireplace, adding to the cozy ambiance. There is an office, dining room and modern fully equipped kitchen with high quality AEG appliances. The master bedroom suite, with a modern bathroom featuring underfloor heating, leads to an ante room and a substantial dressing room. A single bedroom with a shower room provides additional convenience. Direct access to a large covered terrace offers panoramic views of the lush gardens and surrounding countryside.

ANNEX 1: Adjacent to the main house and overlooking the swimming pool, there is a guest cottage with 2 spacious bedrooms (1 en-suite) , 2 bathrooms and a kitchenette. Externally there is a large covered terrace overlooking the pool.

ANNEX 2: Second guest cottage with flexible accommodation, at present comprising an office, a large double bedroom with open fireplace and modern shower room. This has potential to convert into a self contained apartment or even extend by adding adjacent storage room.

ADDITIONAL SPACES: Explore the substantial workshop, large storeroom, smaller storage room, laundry room and triple car garage with overhead automatic electric doors.

OUTDOOR: The property is surrounded by mature and extensive gardens, featuring several sitting areas and beautiful courtyards with traditional features. The property has mains water for domestic use and borehole connected to two cisterns with auto filling system which are connected to the automatic irrigation system. Drainage is to a septic tank. The pool is a chlorine pool set in a beautiful courtyard and is a 12x6 mtr.

ADDITIONAL INFO: The property is comprised by 3 separate articles. One with 5,000m² were the house and outbuildings is situated, a second one with 4,600m² and the third with 19.672m² all set within the urban perimeter and according to the current municipal planning it's set in a zone where construction is possible. The second plot with 4,600m² previously had an approved plan to build 9 linked villas with 2 floors and each with their own private pool. The larger plot also has the possibility for construction, making this property a very interesting investment to develop into a Boutique Hotel, or develop the 2 additional plots or sell them separately.

ABOUT THE AREA: Located in a calm, small hamlet with neighbours close but still still being  very private and not overlooked.  Conveniently located within a 5 minute drive to all amenities, this is the ideal property for those looking to be surrounded by nature and benefiting from the Algarvian outdoor living lifestyle and the cozy interior spaces of this charming residence.

UNIQUE FEATURES:

-Potential for Boutique Hotel development
-Additional building plots, making it an enticing investment opportunity for expansion or separate sale
-Previously approved plan for 9 linked villas with private pools on the second plot
-Mains water and borehole with automatic irrigation
-Central heating (via Heat pump), Electric Boilers for warm water, air conditioning, log burning stove and insert fireplace
-Substantial workshop and additional guest cottages with flexible accommodation
-Ample parking and triple car garage with automatic electric doors
-Modern fully equipped kitchen with AEG appliances

A truly unique property with lots of potential.  A must see!

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## General details

- Year of construction: 1816
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden
- Heating
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Under floor heating (electric), Fireplace (log burner) , Airconditioning (heating + cooling) , Central heating
- Warm water: Boiler (electric) , Heatpump
- Insulation: Double glazing
- Furniture: Without furniture
- Kitchen: Fully fitted , Hob , Extractor fan, Dish washer, Fridge / freezer
- Bedroom(s): Airconditioning
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: C

## Exterior details

- Pool: Chlorine, Private
- Pool size: 12x6
- Outside area: Private garden, Fenced/walled terrain, Electric gate
- Parking: Garage for multiple cars
- View: Countryside views
- Sewerage: Soakaway septic tank
- Water: Borehole, Cistern, Mains water
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 20KM
- Ownership: Portuguese Lda (On-shore)