DIVINEHOME®

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Paderne 995,000 €

Ref: SVP1676

Stunning 4 bedroom villa with a 2 bedroom annex located on a beautifully landscaped plot with private pool. The quinta is beautifully renovated in 2018 with a balance of modern and contemporary look & comfort, and traditional Portuguese character & feel. Amazing countryside views. The quinta is well located near Paderne village and with good access to Boliqueime, Loule and Albufeira. Faro airport is only a 30 minutes drive.

285sm	1258sm	6	5	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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This property certainly has that wow factor, the balance of modern and contemporary style with a twist of the original Portuguese character, sending your eyes automatically wandering once entering the property. Giving you that eager feeling to start exploring this incredible villa. From the original stone features walls to the wooden beam mezzanine and ceiling. Beautifully renovated, modern features such as underfloor heating and air conditioning. The Villa is kept in excellent condition with great attention to detail using high-end materials.
Outside is where the magic is, either from the large roof terrace with panoramic countryside views, to several well-designed outside areas. Private fenced walled plot with electric entrance gate, Infinity swimming pool, outside bar with BBQ and bread oven, several beautifully designed shaded dining areas that are ideal for enjoying the sun either day or night and perfect for alfresco dining. Outside toilet room, shower, pantry and storage shed. The mature garden is fully irrigated and is beautifully well-kept with several fruit trees from pomegranate, plums, figs, almonds, olives and carobs.

Main villa with grand hallway, 3 bedrooms with 1 en-suite and 1 family bathroom. Underfloor heating and air conditioning throughout . Upstairs is the 4th bedroom with 1 bathroom and access to the roof terrace. Open-plan living/dining room with fireplace and mezzanine with office area and second dining area all with plenty of natural light. The kitchen is well-designed with a breakfast bar, electric induction cooking and all the benefits one could need from a kitchen with all the integrated appliances such as washing machine, dishwasher, including 2 ovens, grill and a microwave.
The Annex which is fully independent of the villa and has its own AL licence, 2 bedrooms both have air conditioning and en-suite bathrooms. Kitchen fully equipped with breakfast bar, washing machine and dishwasher. Open-plan living dining room with log burner and access to their own courtyard with BBQ and swimming pool. Ideal if the guests want to keep their privacy from the main villa. Also irrigated garden, and own access to 3 parking spaces.

Key features:
- Large property of 6 bedrooms & 5 bathrooms
- Private plot size 1.280 sqm
- Main Villa w. 4 bed / 3 bath and Annex w. 2 bed / 2 bath
- Annex with an AL rental license
- Large roof terrace with panoramic countryside views
- Several outside alfresco dining areas
- Infinity swimming pool
- Mains water and mains waste
- Renovated in 2018
- Underfloor heating
- Air conditioning all 6 bedrooms
- Double glazing throughout
- Garden will kept, mature and irrigated
- 3 gated entrances (one is electric)
- Outside storage room
- Outside utility room
- Outside pool room
- Outside shower and toilet room
- Outside BBQ and traditional bread oven
- Well located in Paderne
- Only 30 minutes drive to Faro airport

This villa with the annex that has the AL rental licence gives a huge amount of potential, could be ideal for a permanent home or to be used for a rental investment. Viewings are highly recommended, book now to arrange a viewing.
An opportunity not to be missed !!

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General details

- Year of construction: 2018
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Parking: Street parking, Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

Interior details

- Heating : Airconditioning (heating + cooling) , Under floor heating, Fireplace
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Bidet, Heating, Under floor heating
- Bedroom(s): Built-in wardrobes, Access to terrace, En-suite bedroom(s)
- Other areas: Storage / utility room
- Lay-out: Ground floor
- Energy certificate: B-

Exterior details

- Pool: Private
- Pool size: 2 pools
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Automatic irrigation
- Parking: Private parking space, Street parking
- View: Countryside views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. walking
- Health centre: 15 min. walking
- Airport: 25KM
- Ownership: Private ownership (On-shore)