DIVINE HOME®
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São Bartolomeu de Messines 415,000 €

Ref: SVP1800

Elevated villa 3 bedroom villa is set with lovely countryside views, just a short walk to Portuguese cafes and 3 minutes drive from village of Messines. Villa set in a 4,000 m² plot with a separate 1 bedroom annex of 240 m² surrounded by mature gardens and palm trees.

155sm | 3720sm | 3 | 2 | YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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Elevated 3 bedroom villa is set with lovely countryside views, just 3 minutes drive from village of Messines.

Set in a 4,000 m² plot, which is fully fenced and flat land surrounded by mature landscaped gardens. This villa also has a separate annex of 240 m² being used as a separate living accommodation.

The main villa has 2 bedrooms with 2 bathrooms, a bright good-sized living and dining room with a fireplace. The L-shaped kitchen is fully equipped. Sliding doors from the living room to a large shaded patio terrace, perfect for a second lounge area, plus villa has a large roof terrace. Outside stairs lead to another 1 bedroom, 1 bathroom with outside kitchenette and sitting area.

Then in the garden is a separate annex of 240 m² which is currently being used as a separate living accommodation with 1 bedroom, living room, and bathroom, shaded outdoor kitchen, sitting and dining area. Furthermore, in the garden you can find a plunge swimming pool, a classic Portuguese water well/ borehole, a vegetable garden, mature garden with tropical plants and 7 palm trees.

There is parking space for 2 cars at the front of the property and has 2 separate gates that give entrance to the rear of the villa and to the garden.

Key features:

- Main villa with 3 bedrooms 3 bathroom
- Elevated position with lovely countryside views
- Separate annex of 240 m2 being used as separate living accommodation
- Large roof terrace and a patio terrace
- 4,000 m² flat plot
- Mature gardens with stunning palm trees
- Mature vegetable garden wide variety of fruits and vegetables
- Water well being used as a borehole and feeds the garden
- Plunge swimming pool
- Mains water and mains waste
- Cisterna and septic tank for annex
- Easy walking distance of local cafes, a restaurant, and a petrol station
- 3 minutes drive to Messines
- 5 minutes drive to Paderne or Alte
- Stunning sunset countryside views

The location of this property is great. It is within easy walking distance to 3 different Portuguese cafes/ snack bars, a restaurant, a Portuguese mini marcado and also the local Repsol petrol station. Messines village center is 3 km and villages of Alte and Paderne only 10 km.

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General details

- Year of construction: 2006
- Type: Detached
- View: Countryside views, Garden view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Borehole, Cisterna, Mains water
- Sewerage: Mains drainage, Septic tank

Interior details

- Heating : Fireplace (log burner)
- Warm water: Boiler (gas)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Shower
- Bedroom(s): Access to terrace
- Extras: Sliding doors
- Other areas: Annex
- Lay-out: Ground floor, Second floor
- Energy certificate: D

Exterior details

- Pool: Private, Above ground pool
- Outside area: Private garden, Fenced/walled terrain, Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Street parking
- View: Countryside views, Garden view
- Sewerage: Mains drainage, Soakaway septic tank
- Water: Borehole, Cistern, Mains water
- Other areas: Annex(es)
- Beach: 30 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 20 min. by car
- Airport: 35KM
- Ownership: Private ownership (On-shore)