



**Alte**

**1,649,000 €**

## Ref: SVP1814

This villa has everything to provide its owners with a very comfortable stay all year round. Located in a green valley, it has insane views from every room in the house. The great outdoor life of the Algarve is combined with huge luxuries such as a gym, a games room, a complete guest house with its own kitchen, bathroom and living room. It also has a large conservatory where at the push of a button the glass walls slide away and the ceiling opens up. Here you can adjust the space to weather conditions and thus always go for ultimate comfort.



488sm



3226sm



5



5



YES

Highly finished villa, beautifully located in the green hills of Alte and equipped with every imaginable luxury.

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You overlook rustic land with trees and hills, the ideal place to completely unwind. Here you will experience the outdoor life of the Algarve at its best.

Besides its phenomenal location, it is amazingly beautiful and luxuriously finished. Despite being 10 years old, the house looks and smells like new.

On the ground floor is a living room with French doors to the pool area with canopy, large open kitchen and dining area adjacent to the conservatory. The kitchen is equipped with wine climate cabinets, ice maker, dishwasher, gas hob ovens and microwaves with a built-in extractor system in the ceiling. There is also a ground-floor large ensuite bedroom, ideal if you do not want to use the stairs, an office, an impressive hall with an open staircase and a guest toilet. This house exudes pure class.

Equipment levels of this property are excellent and include: underfloor heating, air conditioning, awnings, solar panels for generating electricity and heating water, salt water swimming pool, water purification system, central vacuum system and much more.

Because of the many large windows there is natural light everywhere, when you walk up the stairs and arrive at the spacious landing you will not be able to miss it. On the first floor 3 very spacious bedrooms all with their own balcony and ensuite bathroom with walk-in shower.

On the lower floor (-1) you will find a complete guest house with a large island kitchen, living room and bedroom with again an ensuite bathroom. This is ideal for when you have guests over. They have their own view and terrace adjacent to the garden, so complete privacy for the owner and his guests.

Furthermore, you will find a spacious garage where you can park 2 cars inside, a games room, a gym and 2 technical rooms. Everything is neatly done and finished. Everything has been taken into account and it looks like new.

Back on the ground floor is a large saltwater pool with a terrace all around. There is also a lovely canopy with an outdoor kitchen. Ideal for socialising with a party while the BBQ is served and the wine flows. The garden is equipped with irrigation systems and neatly maintained. In total, the house comes with over 3500M2 of land, which is easy to oversee. But because you overlook several hectares of rustic land, it seems as if the whole valley belongs to the house. The land you overlook is labelled rustic and no building will ever be allowed there. So you do not have to worry about your view being ruined.

The house is located on a dirt road which becomes a paved road after 25 metres. Within 1 minute you are in the village of Santa Margarida. Here are 2 bars where you can have coffee or a drink.

Alte is a 5-minute drive away and there are 2 supermarkets and 5 restaurants. Messines is 10 minutes away and there are large supermarkets and many restaurants there.

The house is 30 minutes from the coast, so a day at the beach is easily done. But in the immediate surroundings there is more than enough to entertain yourself during a holiday. This area is known for its sheer beauty, you can do fantastic walking and cycling. There are numerous routes well and clearly marked. There are plenty of safari tours in this area because it has so much beautiful flora and fauna. Wild boar and lots of special bird species also live here.

There is no mass tourism, you enjoy the real Algarve in all its peace and beauty, but you can be at shops and restaurants in 5 minutes.

Is this jewel something for you, contact us now and book your (video) viewing today.



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### General details

- Year of construction: 2011
- Type: Detached
- View: Countryside views, Mountain views, Pool view
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Borehole, Cisterna
- Sewerage: Septic tank
- Wheelchair accessible

### Interior details

- Heating : Under floor heating (electric), Fireplace (log burner) , Airconditioning (heating + cooling)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Fridge, Freezer, Extractor fan, Dish washer, Hob (gas) , Water filter, Fridge / freezer, Access to garden, Access to terrace, Silestone worktop
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Central vacuum system, Surround sound system, Electric shutters, Internet/Wifi, Alarm, Sliding doors, Shutters, Mosquito nets, Fibre optics, Satellite TV
- Other areas: Fitness room, Games room, Pantry, Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: B-

### Exterior details

- Pool: Salt, Private, Pool shower
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Carport, Garage for multiple cars, Garage
- View: Countryside views, Mountain views
- Sewerage: Soakaway septic tank
- Water: Cistern, Private borehole, Licensed borehole
- Beach: 30 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 50KM
- Ownership: Private ownership (On-shore)