DIVINE HOME®

IMOBILIÁRIA • REAL ESTATE

Santa Bárbara de Nexe 1,350,000 €

Ref: SVP2018

Lovely, spacious 4 bedroom, 4 bathroom villa with swimming pool within walking distance to a quaint village.

248sm	1440sm	4	4	YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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Lovely, spacious villa, within a short walking distance to the centre of a quaint village.

Approached via electrically controlled gates onto a cobblestone driveway with ample parking for 3 or 4 cars. A covered entrance porch leads to a spacious inner hallway, leading to all the downstairs rooms, step through a pair of glazed doors into a spacious light and airy lounge/dining room with inset log burner, from this living area you have access to the mature garden. A further set of glazed doors opens through to a fully integrated kitchen with dining area with access to the pool terrace and covered kitchen/dining area, perfect for outdoor dining. From the kitchen you have access to a separate fully fitted laundry with access to the side driveway.

Off the main hallway are 2 good sized bedrooms both with fitted wardrobes and en-suite bathrooms, another bedroom that is currently being used as an office has access to the basement used for storage. There is also a separate family bathroom.

First floor: From the hallway a wide polished stone staircase leads you to the open landing area with access to a very spacious master bedroom with en-suite bathroom. suite comprising: large air conditioned bedroom with twin patio doors leading onto two private terraces. This master suite also features an inset log burner, dressing area with fitted wardrobes and kitchenette area. From the master suite you have access to two private terraces.

Off the main landing is an access to the south facing roof terrace enjoying distant ocean views, with external staircase to the side driveway and pool terrace. The whole of the first floor has the possibility to be converted into an independent one-bedroom apartment with private access.

Outside: a beautifully presented mature garden of shrubs and trees with automatic irrigation system and spacious "Roman End" swimming pool surrounded by Santa Catarina and sobble side terraces with a selection of shaded seating and relaxing areas around an artificial low-maintenance lawned area. There is also a log store and storage shed.

Viewing highly recommended as this property is a perfect permanent family home or holiday home, ideal to"lock up and leave!!"

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General details

- Year of construction: 2003
- Type: Detached
- View: Village view, Garden view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Under floor heating (electric), Fireplace (log burner) , Airconditioning (heating + cooling) , Fireplace
- Insulation: Double glazing
- Kitchen: Fully fitted
- Extras: Alarm, Mosquito nets, Pre-installation surround sound system
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: B-

Exterior details

- Pool: Chlorine
- Pool size: 10x5m
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Automatic irrigation
- Parking: Private parking space
- View: Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 10 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 15KM
- Ownership: Private ownership (On-shore)