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# Conceição e Estoi\Estoi 2,150,000 €

## Ref: SVP2048

Spectacular villa with 5 bedrooms, 6 bathrooms, garage, pool and sea views. Set in a large beautifully manicured garden. Close to town.

318sm | 26780sm | 5 | 6 | YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
**www.divine-home.pt | info@divine-home.pt**

Fabulous, private property with 5 bedrooms set in stunning gardens and boasting stunning sea views.

Approach the villa via a cobbled driveway with feature roundabout and ample parking spaces.

Entrance into a spacious hallway with access to the light and airy living room with feature fireplace and access to the terrace with beautiful sea and garden views. Fully fitted large family kitchen with central island and dining area featuring a modern fireplace. 3 bedrooms all en-suite, one of which is the spacious master suite with walk in wardrobe and access to terrace. Also on this level is a guest bathroom.

On the lower level, with its own independent access is a living room, kitchen, and 2 en suite bedrooms, ideal for visiting family and friends or as a rental opportunity. Ample storage area with access to the garage is also on this level.

Outside this beautiful villa you will find a stunning covered outdoor dining area with BBQ. The large south facing pool is surrounded by ample terraces, perfect for lounging on those warm sunny days. The stunning, meticulously landscaped garden contains a vegetable garden and an array of fruit trees, papaya, avocado, mango, orange, passion fruit, all fully irrigated. Beautifully manicured olive trees that allow you to produce your own olive oil and a cactus garden are also part of these amazing surroundings.

The property also boasts a 2 car garage, 2 water wells and a water purification system, guaranteeing water quality.

A truly amazing property, viewing is a must to appreciate everything this wonderful home has to offer.

## General details

- Year of construction: 2010
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Parking: Garage, Street parking, Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Borehole, Cisterna
- Sewerage: Septic tank
- Wheelchair accessible

## Interior details

- Heating : Fireplace (gas) , Airconditioning (heating + cooling) , Central heating, Fireplace
- Warm water: Solar Panels , Heatpump
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Access to garden, Access to terrace
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi, Alarm, Mosquito nets, Fibre optics
- Other areas: Pantry, Storage / utility room, Annex
- Floor: 2
- Lay-out: Ground floor, First floor
- Energy certificate: A

## Exterior details

- Pool: Chlorine, Private, Pool shower
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Street parking, Garage for multiple cars
- View: Seaview, Countryside views, Mountain views, Pool view
- Sewerage: Septic tank
- Water: Borehole, Cistern, Private borehole, Licensed borehole
- Other areas: Annex(es), Stable(s)
- Beach: 15 min. by car
- Golf course: 20 min. by car
- Supermarket: 10 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. walking
- Airport: 15KM
- Ownership: Private ownership (On-shore)