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São Brás de Alportel 595,000 €

Ref: SVP2195

Located between Moncarapacho and São Brás de Alportel is this 2004 built villa with 3 bedrooms (2 ground floor) and 2 bathrooms , heated pool and generous plot of 2.008m².

130sm	2008sm	3	2	YES

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

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Escape the bustle of city life and immerse yourself in tranquility at this charming countryside villa, located in the picturesque parish of Stª Catarina, yet ideally positioned between Moncarapacho and São Brás de Alportel. Offering a perfect blend of rural serenity and accessibility, this home is an oasis of calm while remaining conveniently close to essential amenities and vibrant towns.

The property is set as follows:

Ground Floor:
Step into a spacious open-plan lounge featuring a cozy fireplace and a bright, airy dining area—ideal for entertaining or enjoying family time. The fully fitted and well-equipped kitchen includes a small pantry and a convenient laundry nook for added functionality. Multiple access points via two entrance doors and expansive patio windows lead to the inviting pool terrace, seamlessly blending indoor and outdoor living.

Additionally, this level offers two comfortable bedrooms with built-in closets, providing ample storage space. A well-appointed family bathroom serves this floor, designed to accommodate both residents and guests with ease.

First Floor:
A spacious landing with built-in closets leads to the master suite, a private retreat complete with an en-suite bathroom and a balcony that provides stunning views of the surrounding landscape. This tranquil space offers a peaceful sanctuary to relax and unwind.

Outdoor Space:
The expansive 2,008 sqm plot is fully fenced, ensuring privacy and security. The outdoor area features a wooden carport for shaded parking, a practical tool shed for storage, and a water cistern. The grounds are currently designed for low maintenance but offer ample opportunity for landscaping enhancements, allowing the new owner to personalize the space to their taste.

The south-facing swimming pool, measuring approximately 9x4.5 meters, is heated and offers a refreshing escape on warm days, making it a perfect spot for relaxation and recreation. The outdoor setting invites you to enjoy sun-soaked afternoons or tranquil evenings under the stars.

This property holds tremendous potential. While some updating may be desired, the fundamental elements are in place, making it an excellent investment for those seeking a countryside retreat. Located in a rural yet not isolated area, the villa is surrounded by a few neighboring properties and is just a short drive from São Brás de Alportel, Moncarapacho, Fuseta, Santa Catarina, and Olhão, ensuring easy access to shops, restaurants, and local attractions.

Property Features:

- Shared borehole + cistern (approx. 8,000 L capacity)
- Septic tank system
- Double-glazed windows with fly screens and shutters for comfort and security
- Gas boiler for efficient heating
- Heated pool (9x4.5 meters) for year-round enjoyment
- Fully equipped kitchen with modern appliances
- Negotiable furniture package available
- Pre-installation for air conditioning, offering the option for future climate control

This delightful countryside villa presents a unique opportunity to create your dream home in a peaceful setting. Whether you envision it as a permanent residence, a holiday retreat, or an investment property, it offers incredible potential.

Do you have more questions or wish to schedule a viewing? Contact us now to arrange a visit and experience this exceptional property for yourself.

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General details

- Year of construction: 2004
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Borehole, Cisterna
- Sewerage: Septic tank
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner)
- Warm water: Boiler (gas)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (gas) , Fridge / freezer, Granite worktop
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Access to terrace
- Extras: Sliding doors, Shutters, Mosquito nets, Pre-installation air conditioning
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: C

Exterior details

- Pool: Chlorine, Heated, Private, Cover
- Pool size: +/- 9 x 4.5
- Outside area: Private garden, Fenced/walled terrain
- Parking: Carport
- View: Countryside views
- Sewerage: Septic tank
- Water: Borehole, Cistern, Licensed borehole
- Beach: 15 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)