DIVINEHOME®

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Loulé 575,000 €

Ref: SV2229

Charming traditional quinta on a 3,710m² plot with outbuildings, and a self-contained annex. The main house features 2 bedrooms + office. The annex includes a lounge, kitchenette, en-suite bedroom, private garden, and jacuzzi. With solar panels, a saltwater pool, and conversion potential, it's walking distance to Querença, 2.6km from Ombria Golf, and only 30km from Faro Airport.

170sm | 3710sm | 3 | 4 | NO

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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Nestled in the picturesque Algarve countryside near Querença, this traditional quinta-style property spans 3,710m² of fully fenced land adorned with local trees like olives, almonds, carobs, and figs. With multiple outbuildings, a self-contained annex, and modern amenities, this property is perfect as a tranquil retreat or a versatile investment opportunity.

MAIN HOUSE
The main house combines rustic charm with practical living. It features:
A large, bright living room with sliding doors opening to the outdoors and a cozy fireplace.
A traditional kitchen with charming beams and a cane ceiling and a spacious utility room for added convenience.
Two bedrooms, one with an en-suite bathroom that would benefit from modern updates, family bathroom with shower and office/small study.
One bedroom and the office have air conditioning units.

THE ADEGA GUEST ANNEX
The self-contained guest annex, known as the "Adega", offers privacy and comfort:
The upper floor includes a lounge with a small kitchenette and sliding doors leading to a balcony with beautiful garden and countryside views.
The lower floor boasts a private en-suite bedroom with sliding doors leading to the garden. The "Adega" is sold fully furnished.
Outside, guests can enjoy their dedicated garden/terrace with a private jacuzzi for relaxation.
Has a separate entrance gate onto a track leading to the main road.

OUTBUILDINGS AND OUTDOOR FEATURES
Old stables and bread oven:
These charming outbuildings offer great potential for conversion into additional living spaces or integration with the main house.
A large garage equipped with an outdoor toilet and sink, adjacent to a covered terrace used as a second outdoor lounge with a wood-burner. These spaces could easily be transformed into a second independent guest house.
An above-ground saltwater pool, with shower ideal for cooling off on warm summer days.
A lovely covered terrace above the cistern, perfect for shaded relaxation.

SUBSTAINABILITY AND UTILITIES
This property is equipped for modern, sustainable living:

Solar panels for hot water, backed up by boilers.
10 photovoltaic solar panels for electricity.
Connection to mains water, plus rainwater collection with a cistern, a filtration system, water softener, and osmose system.
Mains sewage connection.

DEVELOPMENT POTENTIAL
Located within the urban perimeter, municipal planning indicates potential for additional construction on the plot (to be verified with local authorities).

PRIME LOCATION
120 meters to a local café/restaurant.
500 meters to Querença center with additional restaurant and café options.
2.6 km to Ombria Golf Resort with upscale restaurants.
10 km to Loulé town for all amenities.
Beaches within 20–25 km, and Faro Airport only 30 km away.

This property offers an enticing blend of traditional charm, modern convenience, and untapped potential—all in a sought-after location. Ideal for family living, a vacation home, or a lucrative rental investment!

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General details

- Year of construction: pre 1951
- Type: Detached
- View: Countryside views
- Parking: Garage
- Outside area: Private garden
- Water: Cisterna, Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (gas) , Solar Panels , Boiler (electric)
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Extractor fan, Dish washer, Hob (electric) , Osmose filter (for drinking water from the tap)
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Internet/Wifi, Sliding doors
- Other areas: Pantry, Storage / utility room, Annex
- Lay-out: Ground floor
- Energy certificate: F

Exterior details

- Pool: Salt, Pool shower, Above ground pool
- Outside area: Fenced/walled terrain, Electric gate
- Parking: Garage
- View: Countryside views
- Sewerage: Mains drainage
- Water: Cistern, Mains water
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 5 min. by car
- Supermarket: 10 min. by car
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 30KM
- Ownership: Private ownership (On-shore)