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# São Brás de Alportel 1,250,000 €

## Ref: SVP2164A

Luxury villa with private garden, annex and heated swimming pool. Located on an elevated position, boasting amazing countryside views. The interior is bright and light. The separate annex has 2 bedrooms and can be split into two 1-bedroom units. The villa is renovated with taste and ready to move in.

288sm | 2160sm | 5 | 4 | YES

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Nestled in the hills of São Brás de Aportel you will find this luxury villa with private garden, annex with annex and heated swimming pool.  Due to its elevated position, it boasts amazing countryside views. It is located close to the amenities São Brás offers, though quiet and private. Several hiking and cycling trails are located around the corner and the beautiful Ria Formosa Nature Park and beaches are a short drive away.

The 3-bedroom villa and 2-bedroom annex have been recently renovated to a very high standard. Mixed along with the stylish furniture throughout it gives that wow factor. The main accommodation offers large open-plan social areas, plenty of natural light, a modern kitchen, terrace access from each room, new fully fitted bathroom.

This elegant property offers all the comfort of a modern home.  It is easily accessible and fenced with two electric gates. One gate leads you to a main entrance and the kitchen entrance. The second electric gate takes you to the outside parking area and into the garage, which is currently being used as a well-organized storage room.

MAIN VILLA
Living - dining room:
The open plan living and dining room is the centre of the house with stunning views, with access  to covered terrace. . In the centre of this living room is a grand pellet fireplace along with 2 air conditioning units for comfort in the Summer or Winter months. The house has a very natural flow due to this very special configuratioin of open spaces.

Kitchen:
A modern, bright and spacious kitchen with a practical layout which has access to the living and dining area. Well-designed to facilitate all daily tasks with top materials, which included a large American fridge freezer, large 'Falcon' gas cooker, electric sink disposer, wonderful granite work tops and plenty of storage cupboards.

Bedrooms:
All bedrooms in the main villa feature terrace access with stunning countryside views. The master bedroom, complete with fitted wardrobes, offers a large designer en-suite double sink bathroom, with shower and bath. The second bedroom is a very good size, with high ceilings and has an en-suite bathroom.  The third bedroom is at present used as a magnificent dressing room. It could easily be converted back into a bedroom or study.  Furthermore, there is a guest WC and plenty of storage space.

SEPARATE ANNEX:
At the far end of the property, you will  find the self-contained annex with outside area that includes an old bread oven. The former storage buildings have been beautifully converted into a welcoming space for guests.  With a kitchenette and dining room in the cozy attached conservatory, an inviting living room, a nice double bedroom and 2 lovely bathrooms, with the option to close a sliding door to create two separate sleeping rooms each with its own bathroom and with each having its own entrance.  Furthermore, there is a chicken coop next to the annex which could be used for keeping some pets or small animals.

Outside and Garden:
A stunning patio with far reaching countryside views, the heated swimming pool (9x4 meter) make this home a wondering, tranquil retreat. Around the pool there is space for sunloungers and a dining table, surrounded by beautiful mature flowerbeds to make this area a very pleasant place to spend sunny afternoons with friends and family.
The annex also has a pleasant outdoor space, with a BBQ and outdoor cooking facilities. The traditional bread oven adds a picturesque touch.

The garden, carefully planned to inspire moments of relaxation, has several pathways around the grounds with special decorative elements items such as 1 water feature, several shaded sitting areas to enjoy while reading a book, a separate fenced orchard garden filled with lots of fruit trees such as avocado, oranges, tangerines, lemons, persimmon, olive and carob tree, even small cacti and several bushes and flowers.

Garage:
This spacious garage offers a space for a car and plenty of  storage.

Key features:
- Stunning countryside views
- Tastefully renovated in 2020

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## General details

- Year of construction: 1995 Reno.2020
- Type: Detached
- View: Countryside views, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Airconditioning (heating + cooling) , Pellet burner
- Warm water: Solar Panels , Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Access to garden, Granite worktop
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Fibre optics
- Other areas: Annex
- Lay-out: Ground floor
- Energy certificate: D

## Exterior details

- Pool: Heated, Private
- Pool size: large 9X4
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- View: Countryside views
- Sewerage: Septic tank
- Water: Borehole, Cistern, Mains water
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 20KM