DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Santa Bárbara de Nexe 260,000 €

Ref: ST2247

Ideal opportunity for investors or families. Perfect for those looking to build their dream home or for those looking to invest in a property with sales or rental potential.

383sm | 640sm | 3 | 3 | NO

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

Introduction
Unique plot of land for sale in Santa Bárbara de Nexe with an approved project for the construction of two semi-detached houses. Located in a quiet, rural area with beautiful views of both the mountains and the sea. The plot is equipped with all infrastructure such as water, sewerage, electricity and telecommunications.

Detailed Design

Each house is designed for comfortable and functional living:
- Ground Floor: Spacious, open living room with kitchen - ideal for hosting guests. In addition, a bathroom and a versatile office space that can also serve as an extra bedroom. Outside is a patio with pergola, perfect for outdoor relaxation.
- First Floor: Three bedrooms, including a master suite with walk-in closet and private bathroom. The other two bedrooms share a bathroom. All bedrooms have access to a private balcony, an additional place to relax and enjoy the views.

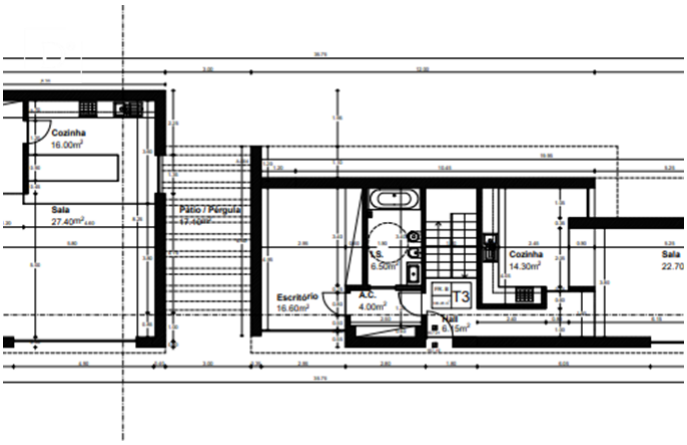
The total land area is 640 square meters, with one house occupying 200.4 square meters and the second house 183.15 square meters.

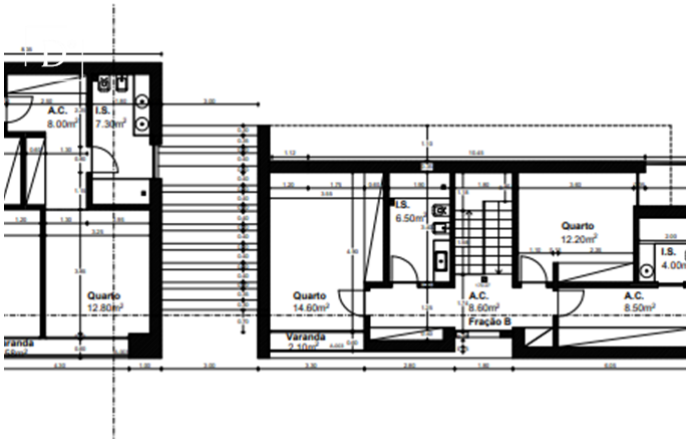
Privileged Location

- 10 Minutes walk to the center of Santa Bárbara de Nexe
- 10 Minutes drive to Faro airport
- 15 Minutes to Loulé
- 5 Minutes to Mar Shopping center

Direct Construction Opportunity
All permits and project plans have been approved, which means you can start building immediately.

Ideal For
An ideal opportunity for investors or families. Perfect for those looking to build their dream home or for those looking to invest in a property with sales or rental potential.





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General details

- Type: Semi-detached
- View: Sea views, Countryside views, Mountain views
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Energy certificate: Exempt

Exterior details

- Outside area: Terrace / balcony
- Parking: Private parking space
- View: Seaview, Mountain views, Village view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 10 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 15 min. by car
- Airport: 10KM
- Ownership: Off-shore