DIVINE HOME®
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São Brás de Alportel

Ref: SVP1974

Amazing 4 bedroom villa with heated pool and panoramic views. Close to all amenities. Lots of potential if you would like either a family home finished to your on liking or as a rental property. Located in a very sought after area of the lovely market town of São Brás de Alportel.

282sm	5320sm	4	3	YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
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Detached 4 bedroom villa situated in an elevated position, offering excellent south facing sun exposure and conveniently located near all amenities, within walking distance to a café and just a 5 minute drive to the town. Let's take a closer look at the property:

GROUND FLOOR:
Large Suite: As you enter the ground floor, to your left, you'll discover a spacious suite with built-in wardrobes, an ample room with natural light and an en-suite bathroom. Notably, it's wheelchair-friendly, offering inclusivity for all.
Living Room: Straight ahead, step into the bright and spacious living room. It's equipped with air conditioning and a cozy log burner, ensuring comfort year round. The patio doors open up to a wrap around terrace, extending your living space to the outdoors.
Cloak Room: To the left of the living room, you'll find a convenient cloakroom for guests.
Open Kitchen and Dining: Walking through the lounge, you'll reach the modern kitchen with a large pantry. The dining area is located in a bright conservatory, which provides direct access to the garden and pool area.

FIRST FLOOR:
Bedrooms: Upstairs, you'll find 3 bedrooms, one of which is en-suite. Each bedroom has access to a terrace, features built in wardrobes and is equipped with air conditioning for added comfort.

OUTDOOR AREA:
Garden: The property boasts a nice walled and fenced garden where you can still add your own personal touch. The plot is south facing ensuring plenty of sunshine and privacy. Carport and Electric Gates: A carport and electric gates at the entrance enhance security and convenience.

ADDITIONAL COMFORTS:
Energy Efficiency: The property features self generating energy with solar panels, reducing your carbon footprint and energy bills.
Heated Pool: Enjoy the luxury of a heated pool for year round swimming and relaxation.
Distant Sea Views: Take in distant sea views from the comfort of your terrace.
Proximity to Amenities: Despite its peaceful setting, this property is conveniently located close to amenities and the town, ensuring easy access to everything you need.

In summary, this property offers a blend of comfort, functionality, with unique feature. Its wheelchair friendly design and convenient location make it a truly exceptional place to call home.

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General details

- Year of construction: 1996
- Type: Detached
- View: Sea views, Countryside views, Village view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Cisterna, Mains water
- Sewerage: Septic tank
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (gas) , Solar Panels , Boiler (electric)
- Insulation: Double glazing
- Kitchen: Fully fitted
- Bathroom(s): Bath
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Sliding doors, Shutters
- Other areas: Pantry
- Lay-out: Ground floor, First floor
- Energy certificate: D

Exterior details

- Pool: Chlorine, Heated, Private
- Pool size: 8x4
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Carport
- View: Seaview, Countryside views, Village view
- Sewerage: Septic tank
- Water: Cistern, Mains water
- 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
- Ownership: Private ownership (On-shore)