



## Migrate with Alcantarilha e Pêra

**Ref: SVP1318**

For those looking for two self-contained villas on one plot, this unique property in the village of Perâ is now for sale. The houses were built in 2002 to a very high standard and count many features described below.



750sm



2896sm



5



7



YES

For those looking for two self-contained villas on one plot, this unique property in the village of Perâ is now for sale. The houses were built in 2002 to a very high standard and count many features described below.

The property is just on the edge of the traditional village, walking distance from the local cafés, restaurants, supermarkets and overlooks the natural reserve between Salgados and Armação de Perâ, perfect for long walks on the beach.

The two villas were built on a large fully fenced plot of 2896 square meters, with an electric gate, driveway to the villas, and low maintenance gardens, most with artificial grass, gravel, plants that require little to no water, and a variety of fruit trees. A great feature is definitely the pool area, which is heated and has a small pool for the little ones with a waterfall feature to the big pool. Surrounding the pool are several lounge areas, a beautiful outdoor kitchen/BBQ area, and a toilet building, to avoid walking with wet feet into the house.

As we walk into the main house, with a total built size of 550 square meters, we are led from the entry hall to the large open space kitchen, with a breakfast bar, large dining table, and a lounge corner near the fireplace. Just behind the kitchen is a utility room for more storage, laundry, and machinery. Next to the kitchen is a formal dining room leading to another hallway. On this wing of the house, we find a guest toilet, another fully equipped kitchen with access to the garden, the first bedroom with built-in wardrobes and ensuite bathroom, a large living room with fireplace followed by the second bedroom, counting a walk-in closet with makeup table and ensuite bathroom. This second bedroom is fully adapted to be wheelchair-friendly. Back at the main entrance, we have another room, currently used as a TV room with a fireplace. As we follow the stairs up we find the third bedroom with a large wardrobe and also an ensuite bathroom and access to a south-facing balcony. The fourth bedroom has a large walk-in closet and an ensuite bathroom with a corner bathtub, this room also has a private balcony.

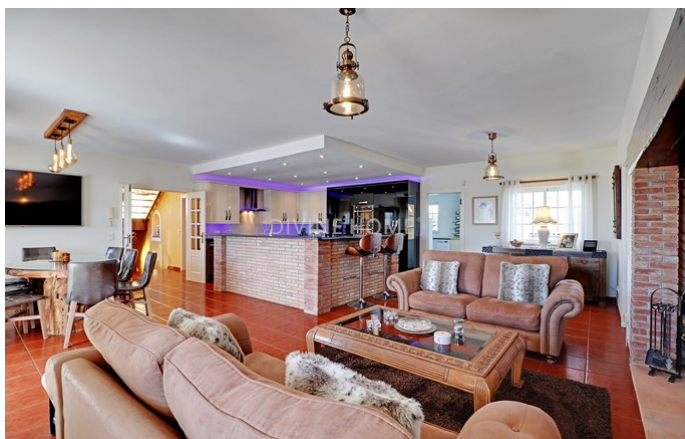
Saving the basement for last as this is definitely the cherry on the cake. Here you find a fully functional bar, karaoke corner, darts, pool table, good for many hours of good entertainment.

The second villa is built over two floors, where currently the ground floor has double garage doors and functions as a garage/tool house. This floor could be converted into a living area. On the top floor there is a fully self-contained apartment counting a fully equipped kitchen, large living room with access to the terrace, a bathroom, and a large bedroom.

#### Features:

- Central heating
- Air-conditioning
- Fibre speed internet
- Double glassed windows
- Heated pool
- Fireplace
- Solar panels
- Sea views





## General details

- Year of construction: 2002
- Type: Detached
- View: Sea views, Countryside views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Central heating (gas) , Fireplace (log burner) , Airconditioning (heating + cooling) , Central heating
- Insulation: Double glazing, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Fridge, Extractor fan, Hob (electric) , Access to garden
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Sliding doors, Shutters
- Other areas: Games room
- Floor: 1
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: D

## Exterior details

- Pool: Chlorine, Heated, Private, Pool shower
- Outside area: Private garden, Fenced/walled terrain
- Parking: Private parking space, Garage
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 15 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 45KM
- Ownership: Private ownership (On-shore)