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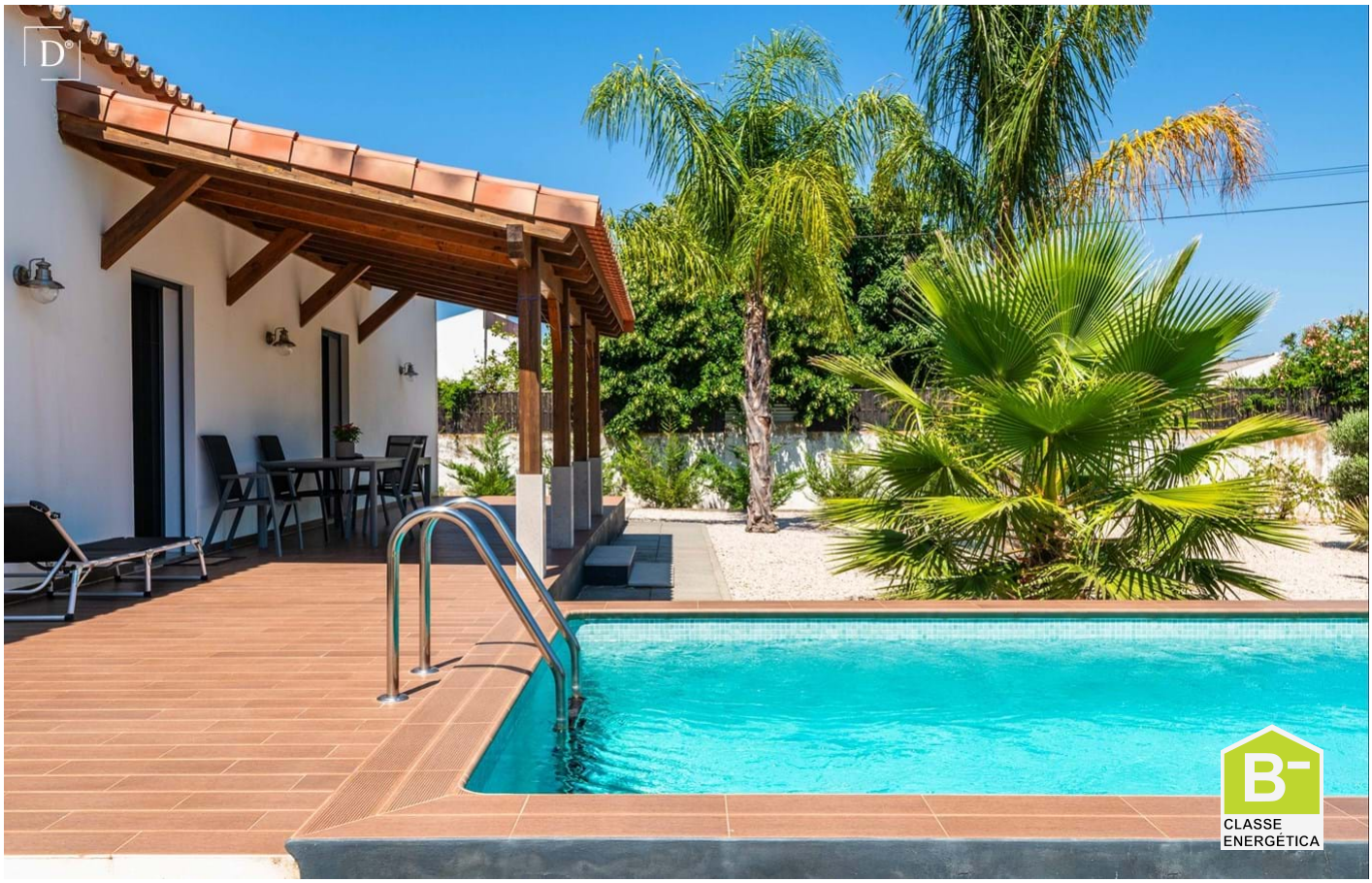

São Brás de Alportel 795,000 €

Ref: SV1815

Built in 2017, this well presented 4 bedroom villa has an extra spacious room that could be used as gym/hobby room. Very private but not isolated and only 2km from São Brás centre. The property has solar panels for hot water and also photovoltaic solar panels. Easy to maintain garden and small plunge pool.

209.6sm	1781sm	4	2	YES

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

The property was built in 2017 and has a modern and open feel, and features many modern gadgets.
It is located in a calm cul-de-sac with many neighbours' around, but the house and garden are very private and not overlooked. There is a local bakery and local café only a few meters away and its less then 2km from São Brás town with all different amenities.

The house is composed of an entrance hall, that separates the house in two, to the right we have a laundry room, the office room or could be used as a smaller bedroom and the extra spacious room that could be used as a gym or hobby room.
From the entrance hall to our left we enter the open space kitchen- lounge area.

The kitchen has a granite worktop and is equipped with dish-washer, fridge-freezer, microwave, oven, extractor fan and a mixed induction and gas hob with 4 induction point, 2 gas burners and a indoor barbecue grill.

The lounge is spacious and very bright having windows on both sides and patio doors leading to a covered terrace facing the garden and pool area. The lounge is equipped with a cast-iron wood burner and air conditioning units.

From the lounge you enter a hallway that leads to the family bathroom with a walk-in shower and a separate bath, and access to 3 bedrooms, of which two are double bedrooms with fitted wardrobes and the third one is the master bedroom with its ensuite bathroom with double sink and walk-in shower.

Via the electric gate you access the property via a paved driveway leading to the carport. The garden is well established and of easy maintenance with several fruit trees, it has irrigation system and 2 mains water meters. One for the house and one with cheaper rate for the garden.
The property has a registered old water tank that has been converted into a plunge pool, a small wooden chalet for storage/garden tools and dog kennels.

Accordingly to the municipal planning (PDM) it is possible to extended the property extensively and build a regular size pool and garage.

The property features:
-Mains water (2 separate meters for cheaper rate)
-Mains sewage
- Solar panels for hot water
- 3x Photovoltaic Solar panels for electricity production (own consumption)
-Air conditioning (Lounge and 3 bedrooms)
-Pre-AC in office and hobby room
-Pre-installation Sound System
- Wood-burner
-Electric and thermal shutters
-Double glazed with solar filter
-Fly screens
- Electric Gates
- Video Intercom
- Pool/Tank 7x3 (chlorine treatment)
- Storage
-Kennel
-Fully walled and fenced

Only 2km into São Brás de Alportel town, 20km from Faro airport and the beach and 24km from closest golf courses.

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General details

- Year of construction: 2017
- Type: Detached
- View: Garden view
- Pool: Private pool
- Outside area: Private garden
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave, Extractor fan, Dish washer, Hob (gas) , Hob (electric) , Fridge / freezer, Granite worktop
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Electric shutters, Sliding doors, Mosquito nets, Pre-installation air conditioning, Pre-installation surround sound system
- Other areas: Fitness room, Storage / utility room
- Lay-out: Ground floor
- Energy certificate: B-

Exterior details

- Pool: Chlorine, Above ground pool
- Pool size: 7x3
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Automatic irrigation
- Parking: Carport
- View: Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Other areas: Kennel(s)
- Beach: 20 min. by car
- Golf course: 30 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)