DIVINE HOME®
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# Albufeira e Olhos de Água 950,000 €

## Ref: SVP1990

Welcome to Divine Home in the Algarve! This 4-bedroom villa in Quinta da Balaia, just 15 minutes from Santa Eulália Beach, needs renovation but offers immense privacy. The main house features 3 bedrooms with direct pool access, a kitchen, and a spacious living/dining room with a fireplace. Outside, enjoy a large pool, covered terraces, and a fully fenced 3,000m2 plot. Extras include an annex, alarm system, and air conditioning. Quinta da Balaia offers a tranquil location with great potential for short rental income. Contact us for more information!

220sm | 3094sm | 4 | 4 | YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
**www.divine-home.pt | info@divine-home.pt**

Welcome to Divine Home in the Algarve!
We are thrilled to present this charming 4-bedroom villa in Quinta da Balaia, just a leisurely 15-minute stroll away from the stunning Santa Eulália Beach. Although the property is in need of renovation, it boasts immense privacy, making it an ideal haven for those craving tranquility.

Let's explore the main house, which showcases a welcoming hallway leading you to 3 bedrooms, all offering fitted wardrobes and two of them granting direct access to the enticing pool area. Additionally, you will find a bathroom, a kitchen, and a spacious living/dining room featuring a cozy fireplace, where you can gather with loved ones.

Adjacent to the main house is an annex offering a comfortable bedroom and a bathroom, providing flexibility for guests or additional family members.

Step outside and prepare to be captivated by the expansive outdoor space. Set on a generous 3,000m2 plot, the property ensures the utmost privacy, allowing you to fully embrace the tranquil surroundings. Relax by the large pool, unwind in the inviting lounge area, or take shade in the covered terraces. The carport provides convenient parking, while the fully fenced yard offers security and peace of mind.

In terms of comfort, the property comes equipped with an alarm system and air conditioning, ensuring a serene and secure environment.

Quinta da Balaia is the perfect location, offering a wealth of opportunities. Albufeira, a vibrant coastal town in the Algarve, is just a short drive away, where you can indulge in an array of restaurants, shops, and entertainment options. Quinta da Balaia itself is known for its tranquil ambiance and is surrounded by magnificent golf courses, inviting you to perfect your swing in paradise. With its idyllic setting and proximity to Santa Eulália Beach, you will experience the best of both worlds.

As you consider this property, take note of its unique points:

* Investment opportunity: With renovation works, you have the chance to create the home of your dreams or rent it out for a potential income stream.
* Great location: Quinta da Balaia's peaceful setting combined with its proximity to Albufeira ensures a perfect balance of tranquility and amenities.
* Income potential through short rentals: Take advantage of the high demand for holiday rentals in this sought-after area.

We at Divine Home are committed to continuously improving our service, working together as a team, and striving for excellence in everything we do. If this property has captured your interest, please do not hesitate to reach out to us, and we will be delighted to assist you further.

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## General details

- Year of construction: 1972
- Type: Detached
- View: Pool view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling) , Fireplace
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Other areas: Annex
- Lay-out: Ground floor
- Energy certificate: E

## Exterior details

- Pool: Private
- Pool size: 9x5
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony
- Parking: Carport
- View: Pool view
- Sewerage: Mains drainage
- Water: Mains water
- Other areas: Annex(es)
- Beach: 10 min. walking
- Golf course: 5 min. by car
- Supermarket: 10 min. walking
- Restaurant: 10 min. walking
- Health centre: 10 min. by car
- Airport: 45KM
- Ownership: Private ownership (On-shore)