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Santa Bárbara de Nexe

Ref: SVP2081

Discover this charming villa nestled within a 5180m2 plot, offering 3 beds, 3 baths, and an inviting pool. Near Santa Barbara de Nexe, Faro, and golf areas, featuring a bright entrance hall, fully equipped kitchen, and spacious living room opening onto the terrace. With proximity to beaches and vibrant towns, it's perfect for holidays or permanent living.

145sm	5180sm	3	3	YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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Nestled within a plot spanning 5180m2, this villa has a build area of 145m2, in total 3 beds and 3 baths, close to Santa Barbara de Nexe, Faro and Golf courses.

The Property:
Step into a bright entrance hall, laundry room with access to garage, a large fully equipped kitchen and a spacious and light living room, opening onto the terrace with pool and two covered terraces one with BBQ, perfect for summer gatherings. Two bedrooms, and two bathrooms, one en-suite, grace the main level, while an additional en-suite bedroom awaits in the basement.

Outdoor:
Surrounded by greenery, and easy to maintain garden, enjoy the private south facing 8x4m chlorine pool and multiple sitting areas for al fresco dining and relaxation.

About the Area:
Located only 3 minute drive to Santa Barbara do Nexe, discover quaint cafes, restaurants, and supermarkets. Venture to Loulé or Faro only 15 minute drive or explore the vibrant marina of Vilamoura or Quinta do lago and Vale de Lobo golf resorts. With beautiful beaches just 15 minutes away and neighbouring towns of Loulé and Almancil, this villa sits in the middle of all.

Property Features:

Private pool 8x4 (new liner)
Low maintenance garden
Proximity to airport and beaches
Accessible to vibrant towns like Faro, Loulé and Vilamoura
Multiple outdoor sitting areas for socializing
Additional basement bedroom could be converted into studio apartment
Double glazed + solar panels for Hot water
Mains water + Borehole
Soak away septic tank
Sold furnished

This villa is ideal as a holiday villa or for rental income, but also permanent residence being so close to towns - This offers the best of both worlds. Schedule your viewing today!

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General details

- Year of construction: 1986
- Type: Detached
- View: Sea views, Countryside views
- Pool: Private pool
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank
- Furnished

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes
- Extras: Alarm, Sliding doors
- Lay-out: Ground floor, Basement
- Energy certificate: C

Exterior details

- Pool: Chlorine, Private
- Pool size: 8x4
- Outside area: Private garden
- Parking: Garage
- View: Seaview, Countryside views
- Sewerage: Soakaway septic tank
- Water: Borehole, Cistern, Mains water
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 10KM
- Ownership: Private ownership (On-shore)