DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Santa Bárbara de Nexe 1,250,000 €

Ref: SVP2076

Spacious 4 bedroom, 3 bathroom villa with triple garage and swimming pool, set on a large private plot. Minutes from Stª Barbara, Loulé and São Brás.

342sm | 5760sm | 4 | 3 | 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

Beautifully and lovingly maintained 2 storey family home, set on a large private plot with stunning views, just a few minutes from local amenities.

Approach the villa via electric gates, along a private driveway leading to an ample parking area with 2 carports, one large enough for a motor home.

Ground Floor: Entrance into a spacious hallway leading to a stunning, large open plan family kitchen/dining area, the kitchen is fully fitted and boasts a central island. Off the kitchen is a large utility room. From the kitchen/dining area double doors lead you to a cosy living room with fireplace, from which you have access to the covered terrace. On this level you will also find 2 double bedrooms with patio doors onto the terrace, both bedrooms have fitted wardrobes and share a spacious family bathroom.

First Floor: A staircase takes you upstairs, where you will find the spacious master suite with en suite bathroom, built in wardrobes and access to 2 terraces from where you can enjoy the beautiful views across the countryside to the sea. A further double bedroom with built in wardrobes and en suite bathroom can also be found on this floor.

Outside: The 12x6 pool is surrounded by ample terraces. Covered terraces around the villa provide plenty of shade on those hot summer days together with the covered outdoor kitchen with BBQ area and dining area there is plenty of scope for outdoor living and entertaining. A triple car garage is found under the pool area. The property is surrounded by low maintenance gardens, offering plenty of privacy.

Features:
-Airconditioning
-Fireplace
-Central heating via Heat Pump
-Underfloor heating master en-suite
-Solar panels for Hot water
-Photovoltaic solar panels
-Mains Water
- Borehole + water cistern for irrigation
-Fully fenced
-Triple Garage

A stunning, beautifully maintained family home. Viewing is a must!

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General details

- Year of construction: 1992
- Type: Detached
- View: Sea views, Countryside views
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Private garden
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank

Interior details

- Heating : Airconditioning (heating + cooling) , Central heating, Under floor heating, Fireplace
- Warm water: Solar Panels
- Insulation: Double glazing, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted
- Bedroom(s): Built-in wardrobes, Airconditioning
- Extras: Alarm, Mosquito nets
- Other areas: Storage / utility room
- Energy certificate: B-

Exterior details

- Pool: Chlorine, Private
- Pool size: 12x6
- Outside area: Private garden, Electric gate
- Parking: Carport, Garage for multiple cars
- View: Seaview, Countryside views
- Sewerage: Septic tank
- Water: Borehole
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 10 min. by car
- Restaurant: 10 min. by car
- Health centre: 5 min. by car
- Airport: 20KM