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Paderne 449,000 €

Ref: SVP2044A

This villa with shared swimming pool and beautifully landscaped garden, is located in Paderne in a small condominium of only 17 villas. The property consists of 2 floors and features 3 bedrooms and 3 bathrooms, one of which has an en-suite bathroom on the ground floor.

161sm	288sm	3	3	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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In Almeijoafras, a popular area in the quiet and rural village of Paderne, this villa is located in a small-scale gated condominium of only 17 villas, the majority of which are permanently habited. The villas are connected by garage, so you live detached. The house is conveniently located in relation to the shared swimming pool, which guarantees quiet living. You have a café within walking distance and in the village you will find several nice restaurants and cafes, a health center and mini markets. The Portuguese school in Paderne is well regarded and various sports activities and annual events take place in the village. The property is in a perfect location for permanent residence or for your holidays.

You drive into the condominium through the electric gate to your front door. You can enter the house through the garage or park your car in front of your door under the carport and enter your home through the front door. There is a socket at the car park, so you can charge your electric car in front of the door.

The hall is spacious and bright and gives direct access to the living room, semi-open kitchen, bedroom en-suite, guest toilet and pantry. Due to the glass wall with door between the entrance and the living room and kitchen and the beautiful high windows in the stairwell, the light is optimal and the living spaces and floor are connected to each other into a whole.

The spacious living room has a beautiful wooden floor and features a cozy wood stove for the cool days, in addition to the air conditioning that can both cool and heat. Through the sliding doors you enter the covered terrace. The terrace is also accessible from the kitchen. A lovely quiet place with lots of greenery. The garden is conveniently located on the south and is beautifully mature with various shrubs and other plants. On the terrace there is plenty of space and shade to enjoy a delicious Portuguese meal and plenty of space where you can soak up the sun on your sun lounger.

There is one bedroom with en-suite bathroom on the ground floor and two bedrooms on the first floor, one of which has an en-suite bathroom. Both bedrooms on the 1st floor have access to a balcony. All bedrooms have air conditioning and built-in wardrobes. On the ground floor and on the first floor there are also spacious storage cupboards. This house is not short of storage space.

Through the first floor you also have access to the stairs that lead to the roof terrace from the outside. A beautiful place with unobstructed views over the countryside, to enjoy the sunset.

Unique features:
- Air conditioning throughout the house
-Garage
- Small-scale condominium
- Houses connected via the garages
- Lots of daylight in the house
- Mature garden
- Spacious terraces
-Roof terrace
- Shared swimming pool, slightly secluded from the property

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General details

- Year of construction: 2012
- Type: Semi-detached
- View: Countryside views, Village view, Urbanization view, Garden view
- Pool: Communal pool
- Parking: Garage, Private parking space
- Outside area: Private garden
- Heating
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi, Sliding doors
- Lay-out: Ground floor, First floor
- Energy certificate: A

Exterior details

- Pool: Communal, Chlorine
- Outside area: Private garden, Communal garden, Fenced/walled terrain, Electric gate
- Parking: Private parking space, Garage
- View: Countryside views, Urbanization view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 10 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 50KM
- Ownership: Private ownership (On-shore)