DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

São Brás de Alportel — 265,000 €

Ref: SVP2276

Renovated 1 (+1) bedroom cottage with shared pool, ideal as an easy lock up and go home, your vacation home in the sunny Algarve. It is located in a small gated condominium with only 2 other cottages in a quiet area and only 3 km from S. B. Alportel village with all amenities available.

106.4sm	0sm	1	1	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

This cottage is situated within a small closed condominium with only 3 cottages. They share a pool and all have allocated car parking spaces. Located on a dead end tarmacked country lane, with no busy roads nearby, so its a calm location but not isolated, with neighbours nearby and only 1km from two local cafes and 3km away from São Brás de Alportel town with all its amenities.

When entering the main gate you reach the lovely courtyard leading down to the pool area and access to all 3 cottages. The cottage consists of an open plan kitchen/ living room with fireplace, the kitchen is modern and fully fitted. There is direct access to the pool terrace from the living room sliding doors. Double bedroom, family bathroom, a Mezzanine floor (no standing height) with a 2nd toilet and sink that could be used as an emergency guest bedroom.

The pool is 8x5m with nice country side views, there is a shared storage room near the pool.

São Bras de Alportel is a traditional bustling market town with many shops and restaurants, 5 large supermarkets, cafes, market, a museum, indoor heated pool among other things... There is a real community feel! Also a very nice area with many hiking trails.

This would be an ideal lock up and go second home, or a permanent low maintenance home. Only a 25 minute drive from Faro Airport, and the beautiful beaches it really is the ideal base from which to explore the whole of the Algarve.

It features:
- Double glazing (partly) + flyscreens
- Fireplace
-Air conditioning (living room)
- Electric boiler
- Shared pool (8x5m)
- Carport (allocated parking)
- Mains water and mains sewage

DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

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

General details

- Year of construction: 1983
- Type: Semi-detached
- View: Countryside views
- Pool: Communal pool
- Parking: Private parking space
- Outside area: Communal garden
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Without furniture
- Kitchen: Fully fitted , Oven, Extractor fan, Washing machine, Dish washer, Hob (electric) , Fridge / freezer, Granite worktop
- Bathroom(s): Shower
- Bedroom(s): En-suite bedroom(s)
- Extras: Internet/Wifi, Sliding doors
- Lay-out: Ground floor, Split level, Attic (storage)
- Energy certificate: F

Exterior details

- Pool: Communal, Chlorine, Private, Pool shower
- Pool size: 8x5
- Outside area: Communal garden
- Parking: Private parking space
- View: Countryside views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 20 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)