DIVINEHOME®

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Conceição e Estoi\Estoi — 650,000 €

Ref: SVP2245A

This property has been renovated in 2006 and is divided into 3 units.
A main house with 1 en-suite bedroom , a ground floor en-suite annex and a 1st floor 1 bedroom apartment.
Set on a plot with 3.4ha (34,169m²) with sea views, saltwater pool, garage and a large carport. Walking distance to cafe and mini market and only 3km from Estoi.

229sm	34169sm	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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Charming former farmhouse, set on over 34,000m2 of private land with a spacious main house and two annexes, one being a fully self contained apartment, this property offers endless possibilities.

The main house is entered via the large and inviting terrace with outdoor kitchen area providing great sea and countryside views. Step into the fully equipped open plan country kitchen with access to the dining area with arches into the living room. Multiple access to outdoor terraces/garden.
There is extra space in the living room that could be a reading/office corner. The lounge and dining area both have wood burning stoves and additionally there is a large pantry/storage.
Spacious en-suite bedroom with access to back garden. The bathroom has been fully renovated and has a walk-in shower and beautiful cabinet with double sink.

Accessed externally, is a separate bedroom with en-suite bathroom , a laundry room as well as a large storage cupboard that formerly gave access to the rest of the main house. This annex is wheelchair friendly.

Via external stairs we access the fully self contained apartment with large bedroom, kitchenette, bathroom and living room with wood burner. South facing terrace with great views over the coast from Olhão to Faro and beyond.

In addition there is a large garage that could also be transformed into an extra annex or added to the existing wheelchair friendly en-suite and converted into a self contained apartment.

The pool has a salt water system, was built in 2020 and measures 5 x 10 meters. It was built above ground with a lot of storage space underneath, giving access to all the plumbing and pump room. The pool pump runs on electricity by solar panels so can run without costs during the day when it is most needed.

Access is mainly via a tarmac road, the last 500m is a well maintained dirt track and you reach the large carport for 3 cars and the electric gate. Access to the property via Portuguese cobble stones. The land consists of 4 adjoining plots, all with their own registration number. Olive trees, carob trees, almond trees, cacti and succulents grow naturally on the majority of the land and do not need much maintenance. Surrounding the house about 2.500m2 are fully fenced, the garden is landscaped with automatic irrigation via a cistern that holds up to 40,000L of water. There is a separate fenced area with chicken and ducks, fruit trees like tangerines, lemons and oranges as well as a vegetable garden.

Distance to local towns/amenities:
600mtr local cafe/ mini-market
3km from Estoi
8km to Moncarapacho
9km to São Brás de Alportel
10km from Faro and Olhão
12km to the beach
15km to Faro airport
24km to Golf courses

The property features:
-Salt water Fiber pool , with pool cover 10x5
-Mature gardens
-2.500m2 fully fenced
-Electric gate
-Storage
-Wood-burners + Air conditioning
-Covered outside kitchen, BBQ
-Garage
-Carport (3 cars)
-Mains water + borehole
-Cisterna 40,000L
-Septic tank (Soak away)
-Solar panels for hot water + Solar panels (16x) photovoltaic
-Internet/phone

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General details

- Year of construction: originally Pre 1951, license 2007
- Type: Detached
- View: Sea views, Countryside views
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank
- Furnished
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Hob (gas) , Hob (electric) , Access to garden
- Bathroom(s): Shower
- Bedroom(s): Airconditioning
- Extras: Internet/Wifi, Shutters, Mosquito nets
- Other areas: Fitness room, Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: E

Exterior details

- Garden
- Pool: Salt, Private, Cover, Pool shower, Above ground pool
- Pool size: 10x5
- Outside area: Private garden, Fenced/walled terrain, Electric gate
- Parking: Private parking space, Garage
- View: Seaview, Countryside views
- Sewerage: Soakaway septic tank
- Water: Borehole, Cistern, Mains water
- Other areas: Annex(es)
- Beach: 10 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 15 min. by car
- Airport: 15KM
- Ownership: Private ownership (On-shore)