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# São Brás de Alportel 1,100,000 €

## Ref: SVP2325

Fabulous 3 bedroom, 3 bathroom villa with independent self contained 1 bedroom, 1 bathroom annex and swimming pool. Set in a large plot with stunning countryside views. Minutes from S. Brás de Alportel.

252sm | 4338sm | 4 | 4 | YES

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

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Fabulous villa and annex with swimming pool, just a short drive to the busy market town of S. Brás de Alportel.

Approach this single storey villa via a cobble stone driveway, automatic gates open onto a spacious parking area. The entrance hall leads you to a spacious living room with patio doors onto the terrace from where you can admire the amazing views. Spacious, modern kitchen, fully fitted with all modern appliances and a central island and separate breakfast area. The 3 spacious bedrooms, all have fitted wardrobes and en suite bathrooms.

Outside, there is a separate annex with kitchen/living room, bedroom and 2 bathrooms, Ideal for family and friends coming to visit. Additionally the property boasts a separate games room or gym.

From the living room you have access to a covered terrace where stairs lead you to the fabulous pool area surrounded by ample terraces, ideal for sunbathing and admiring the stunning views. The plot is low maintenance but still allows you add your own personal touch. Fully fenced allows for that extra privacy.

A well maintained, very good quality property, perfect family home or holiday home. A must see!!

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## General details

- Communal parking
- Year of construction: 2009
- Type: Detached
- View: Countryside views, Pool view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Borehole, Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Under floor heating (electric), Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Extras: Central vacuum system, Alarm
- Other areas: Games room, Annex
- Lay-out: Ground floor
- Energy certificate: C

## Exterior details

- Garden
- Pool: Chlorine, Private
- Pool size: 11x5
- Outside area: Private garden, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Carport
- View: Countryside views
- Sewerage: Mains drainage, Soakaway septic tank
- Water: Borehole, Cistern, Mains water
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 10 min. by car
- Restaurant: 10 min. by car
- Health centre: 10 min. by car
- Airport: 20KM