DIVINEHOME®

Imobiliária | Real Estate

# Conceição e Estoi — 895,000 €

## Ref: SVP2327

A Private Oasis of Comfort & Elegance:
Nestled in a peaceful and picturesque setting, this 3-bedroom villa offers the perfect blend of luxury, privacy, and convenience. Set on an expansive 9.320m² plot, with a 211m² built area, this stunning home boasts breathtaking countryside and sea views, all while being just a short walk from local amenities.

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| 211sm | 9320sm | 3 | 2 | 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**

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A Private Oasis of Comfort & Elegance:

Nestled in a peaceful and picturesque setting near the village of Estoi and the town of São Brás de Alportel, this 3-bedroom villa offers the perfect blend of luxury, privacy, and convenience. Set on an expansive 9.320m² plot, with a 211m² built area, this stunning home boasts breathtaking countryside and sea views.

Villa Highlights are
 3 Spacious Bedrooms – Including a luxurious master en-suite
 Mature Irrigated Gardens – Lush greenery for a serene atmosphere
 Private Chlorine Pool – Perfect for relaxation and entertaining
 Fully Fenced Plot – Ensuring privacy and security
 South-Facing Orientation – Maximizing sunlight all day long

Premium Features & Amenities
 Modern Comforts – Air conditioning, double glazing, mosquito screens, and thermal insulation
 Security & Convenience – Security shutters, alarm system, electric gates, and outdoor lighting
 Sustainable Living – Solar hot water system, photovoltaic panels, and a borehole
 Entertainer's Dream – Covered terrace, BBQ area, outdoor shower, and private roof terrace
 Functional & Stylish Spaces – Fitted kitchen, fitted wardrobes, basement, and fireplace
 Connectivity & Utilities – Mains water, electricity, Wi-Fi, fiber optic internet, and telephone
 Ample Parking – Private off-street parking, carport, and a spacious garage

Newly upgraded with top-quality craftsmanship and located in a quiet neighborhood, this villa provides the ultimate retreat while being centrally positioned for easy access to shops, restaurants, and the coastline within a few minutes drive.

 A rare opportunity to own a dream villa in an idyllic setting.

 Book a viewing today!

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## General details

- Year of construction: 2004
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Pool view
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Insulation: Double glazing, Thermal insulation
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Alarm, Sliding doors, Shutters, Mosquito nets, Fibre optics, Satellite TV
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: C

## Exterior details

- Pool: Chlorine
- Pool size: 9x4
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- View: Seaview, Countryside views, Mountain views, Pool view
- Sewerage: Septic tank
- Water: Borehole, Cistern, Mains water
- Beach: 20 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: 15KM
- Ownership: Private ownership (On-shore)