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São Brás de Alportel

Ref: SV2603

A beautifully restored Algarve cottage blending traditional charm with thoughtful modern upgrades, with 3 bedrooms, 2 bathrooms, kitchen, lounge and a sunny south facing garden.
Located in a peaceful rural setting at walking distance to cafe and restaurant and just minutes from São Brás de Alportel and Loulé.

113.4sm	217sm	3	2	NO

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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Charming traditional cottage beautifully renovated in 2005, with further high-quality upgrades completed over the last few years, including stylish new bathrooms with underfloor heating, an upgraded kitchen, and a newly installed log burner. The property perfectly combines modern comfort with authentic character and charm.

Situated in a peaceful countryside setting, the home is just a 5-minute drive from São Brás de Alportel and 10 minutes from Loulé. A local café and restaurant are only a short walk away, offering regular community gatherings and live music evenings.

The 113.4m² cottage (with an addotional 20m² or so of space upstairs) sits on a 217m² plot and features a sunny south-facing courtyard garden of approximately 104m², designed for easy maintenance and surrounded by tranquil countryside views.

On the ground floor, the property offers a welcoming living room with high ceilings, a new A-rated wood-burning stove, and double doors opening onto the courtyard. There is also a spacious master bedroom with a modern ensuite bathroom, a second double bedroom, a beautifully updated family bathroom with concealed laundry appliances, and a fully renovated kitchen.

A spiral staircase leads to the upper floor, where you will find a third double bedroom or office space, a mezzanine overlooking the kitchen, and two skylights providing excellent natural light.

The property is accessed via two pedestrian tracks and a short dead-end country lane (110mtr). Outside, the newly paved parking area features traditional black and white calçada stonework and an electric power outlet.

The cottage is ideal as a holiday retreat, lock-up-and-leave property, or a permanent home perfectly proportioned to offer easy comfortable living without excess upkeep. Furniture is negotiable.

Key features:

High quality double glazed wooden windows and doors from Germany
Walled courtyard garden with BBQ, seating and covered pergola
Parking (with electric power point) immediately outside the garden gate
Mains water, mains sewage and mains electricity
New wood burning stove, ‘A’ energy rated
Induction hob, fan assisted oven, built in fridge and dishwasher, chest freezer
Washing machine and condenser tumble dryer hidden away in the main bathroom
Luxury freestanding bath and walk-in showers
Electric underfloor heating and electric towel radiators (all fully programmable) and humidity sensing extractor fans in both bathrooms
Granite counter tops in the kitchen and main bathroom
Two 100L electric water heaters which can be used individually or at the same time
Ceiling fan in master bedroom
Built-in wardrobe, walk-in storage cupboard and attic storage
Pretty iron grills on doors and windows
Smoke and carbon monoxide alarms
LED lights
Insulated roof, insulated 2005 era walls and insulated new bathroom floors
Furniture negotiable

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General details

- Year of construction: 2005
- Type: Detached
- View: Countryside views
- Parking: Private parking space
- Outside area: Private garden
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Under floor heating (electric), Fireplace (log burner)
- Warm water: Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Oven, Fridge, Freezer, Extractor fan, Washing machine, Dish washer, Boiler, Hob (induction), Access to garden
- Bathroom(s): Bath, Shower, Toilet
- Bedroom(s): Built-in wardrobes, En-suite bedroom(s)
- Extras: Mosquito nets
- Other areas: Storage / utility room
- Lay-out: Ground floor, Attic (storage), Mezzanine
- Energy certificate: C

Exterior details

- Garden
- Outside area: Private garden, Fenced/walled terrain
- 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. walking
- Health centre: 10 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)
- Sun orientation: South