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São Brás de Alportel — 515,000 €

Ref: SV2701

Detached 3-bedroom villa on a fully fenced 1,841 m² plot near São Brás de Alportel. Features include a spacious living area with wood-burning stove, a versatile attic, a covered south-facing terrace and a separate wooden guest chalet with shower room and kitchenette. Complete with air conditioning, double glazing, a low-maintenance garden, separate laundry room and large carport.

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Situated in a desirable area on the outskirts of São Brás de Alportel, this detached property offers comfortable living spaces, a versatile attic floor and additional accommodation in the garden. Set on a fully fenced plot of 1,841 m², it combines proximity to town with a private outdoor setting and plenty of space to enjoy the Algarve lifestyle.

Ground Floor

The entrance hall leads to two bedrooms, and a spacious open-plan living and dining area. The lounge features a wood-burning stove and air conditioning, creating a comfortable space throughout the year. Large patio doors open onto a covered, south-facing terrace, providing a natural extension of the living area.

An arched opening connects the lounge to the dining area, while a second arch leads to the kitchen. The kitchen is equipped with a gas hob, extractor fan, oven, fridge and an additional small freezer, with space to replace the freezer with a dishwasher if desired. Large patio doors also provide direct access to the same covered terrace.

At the end of the entrance hall, a second hallway provides access to a small pantry/ storage room, a guest toilet and a family bathroom fitted with a bathtub.

Attic Floor

Stairs lead to the attic floor, where the third bedroom is located. This bedroom has an en-suite shower room and patio doors opening onto a small south facing balcony.

The remaining attic space comprises several smaller rooms, currently arranged as a dressing area, storage room and office with a window, offering useful additional space for different needs.

Outdoor Areas and Guest Cabin

The fully fenced plot features a low-maintenance garden with some irrigation installed. Close to the kitchen, there is a separate laundry room, together with additional smaller storage rooms suitable for storing firewood and garden equipment.

At the far end of the garden, a separate wooden cabin provides additional versatility. It comprises a lounge area, a small kitchenette corner, a shower room and a pleasant covered terrace. Depending on the intended use, it could serve as a hobby room, a private workspace or accommodation for visiting family and friends.

A large carport provides sheltered parking.

Comforts and Features

The house benefits from double-glazed windows, fly screens and shutters, adding to everyday comfort and practicality. Air conditioning in the lounge and one ground-floor bedroom and the attic bedroom, together with the wood-burning stove, provides options for maintaining a comfortable indoor temperature throughout the year.

Location

The property is located close to São Brás de Alportel town, with its shops, restaurants, cafés and everyday amenities within easy reach. Its position on the outskirts offers a balance between convenient access to town and a more private residential setting.

Key features:
- Detached villa on a fenced 1,841 m² plot
- Three bedrooms + wooden guest cabin
- Spacious open-plan living and dining area with wood-burning stove
- Air conditioning in the lounge and 2 bedrooms bedroom
- Double glazing, fly screens and shutters
- Covered south-facing terrace with access from both the lounge and kitchen
- Separate laundry room and additional storage areas
- Large carport and low-maintenance garden

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General details

- Year of construction: 1991
- Type: Detached
- View: Countryside views
- Outside area: Private garden
- Heating
- Water: Mains water
- Sewerage: Septic tank
- Wheelchair accessible

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (gas)
- Insulation: Double glazing
- Furniture: Without furniture
- Kitchen: Fully fitted , Oven, Freezer, Extractor fan, Hob (gas) , Fridge / freezer
- Bathroom(s): Bath, Shower, Toilet
- Bedroom(s): Airconditioning
- Extras: Internet/Wifi, Sliding doors, Shutters, Mosquito nets
- Other areas: Pantry, Storage / utility room, Annex
- Lay-out: Ground floor, Attic (storage)
- Energy certificate: C

Exterior details

- Garden
- Outside area: Private garden, Fenced/walled terrain
- Parking: Carport
- View: Countryside views
- Sewerage: Septic tank
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 10 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)
- Sun orientation: South