



## Carvoeiro

### Ref: SVP1398

This peaceful property is set away from the main road in a quiet residential area. With outside parking and more space in the driveway, the automatic gates open onto a good sized driveway that leads to the welcoming front door and hallway. The converted garage is currently used for a home based business. It has a separate entrance and is subdivided into a good sized main room, bathroom and bedroom. This could also be used as separate guest accommodation.



187sm



1010sm



3



3



YES

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The property is well insulated with double glazing (with shutters and mosquito nets), underfloor heating, air conditioning in master bedroom and annex. There are 2 bedrooms in the main house with the master bedroom having a large bathroom opposite it. The guest bedroom is en-suite and features direct access to the outside patio as does the lounge with large patio doors leading to the attractive gardens and pool.

An open plan fully-fitted kitchen boasts a breakfast bar complete with beer tap, for an excellent entertaining area. All appliances are Miele. There is a linked TV and music system from B & O. There are also 2 "winter garden" type rooms providing inside /outside seating in winter or summer, morning or evening.

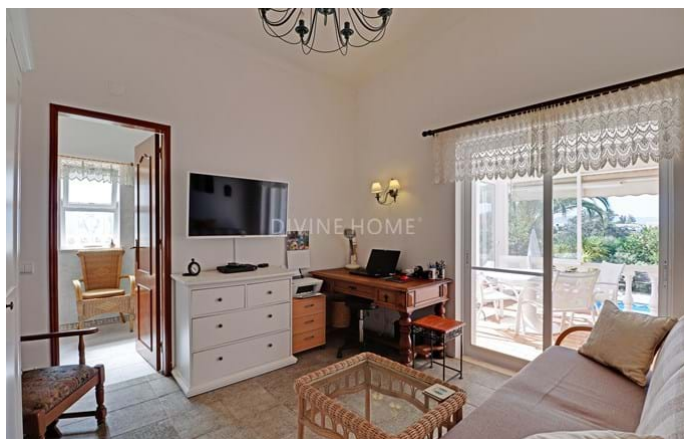
The attractive gardens are full of exquisite plants and trees, providing plenty of shade and colour. From the terrace, which has more outside seating and awnings, you can view the saltwater swimming pool. There is also a delightful wooden shed/house and under cover carport suitable for utilities and dry storage.

The property also features a water softener, guttering and motion detectors around the house with automatic outside lighting. In the garden there are many fruit trees including, avocado, fig, mango, citrus and olive.

The property has serene views to the Monchique mountains and also a glimpse of the golf course which is 5 minutes down the road. Local shops and restaurants are also just minutes away. This is a house which is a perfectly comfortable home in summer or winter or could make a fabulous rental.

Must See. Book your (video)viewing Now!





## General details

- Year of construction: 2000
- Type: Detached
- View: Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Central heating (electric), Under floor heating (electric), Fireplace (electric) , Under floor heating
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Access to terrace, En-suite bedroom(s)
- Other areas: Storage / utility room
- Lay-out: Ground floor
- Energy certificate: B-

## Exterior details

- Pool: Salt, Private
- Pool size: 15
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony
- Parking: Private parking space
- Beach: 10 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. by car
- Health centre: 15 min. by car
- Airport: 10KM
- Ownership: Off-shore