



## Pechão

Ref: SVP1418

Stunning villa close to all amenities like restaurants, bakery, bars set in a peaceful little village short distance of the bigger cities like Faro and Olhão, where you can also visit several beaches either on shore or by taking a ferry to one of the islands. The villa is currently in use as a boutique hotel and has an AL license but can also very well suit as a larger luxurious family home or private holiday retreat. Surrounded by a beautifully landscaped garden with several fruit trees, palm trees and avocado trees this villa is surely unique in its own class!



316sm



5800sm



7



8



YES

We are very happy to help the owners of this stunning villa finding a new owner for this gem! Close to all amenities like restaurants, bakery, bars this villa is set in a peaceful little village short distance of the bigger cities like Faro and Olhão, where you can also visit several beaches either on shore or by taking a ferry to one of the islands. The villa is currently in use as a boutique hotel and has an AL license but can also very well suit as a larger luxurious family home or private holiday retreat. Surrounded by a beautifully landscaped garden with several fruit trees, palm trees and avocado trees this villa is surely unique in its own class!

The electrical gates lead to a private drive way to the villa. In the lowest level of the villa you will find that the basement is divided into two separate parts; one is a bedroom with en suite bathroom. This room also has direct access to a private terrace and has an indoor entrance by a staircase to the main area of the villa. The second part contains a cozy lounge area with beautiful bathroom (new, 2020) and separate bedroom. Also, this part has it's own terrace, which is also the access to this area.

Upon entering the main part of the villa, you will start in the hallway where the staircase leads you up to the next levels of the villa. In front you enter the incredibly spacious living area, which consists of a characteristic lounge area originally built and shaped around the fire place. The rectangular part of this area is used as indoor dining space where the large dining table is situated and there has been a second lounge area created which surrounds the large pellet burner. Open space connecting with this area, there is a round room with a traditional domed ceiling, which is in use as a small bar area. Connected to the bar area, but separated, there is a large U shaped, fully fitted kitchen which also benefits from a large storage room and an even larger laundry room. This level of the villa has several terraces surrounded where you can enjoy the unspoiled views, shade or sunshine.

On the first floor of the villa, a bedroom is situated on the left, as well as on the right side. Both these bedrooms have bathrooms en suite, built in cupboards and air conditioning. Moving up the stairs a little further there is the third bedroom which has its own large terrace surrounding the room. Needless to say, this luxurious room also benefits from an en suite bathroom, air conditioning and large built in cupboards. Taking you back to the staircase, we go up one more level, where again, you can either go left or right where you will find two bedrooms with their own bathrooms en suite, air conditioning and, you can guess by now, built in cupboards.

Surrounding the villa, the beautifully landscaped garden has several seating areas, a large car park, many exotic plants and trees, like fruit trees and avocado trees. The large oval shaped pool can be accessed from the terraces surrounding the house, or via the garden and offers a lot of privacy.

So, to sum all this up; The lower level has two bedrooms, on ground floor level there are two lounge areas, one large dining area and a bar, all open plan, separate large kitchen with storage space and laundry room, and several terraces surrounded. First floor we find two bedrooms, Split level we find an executive bedroom with large terrace and on the third floor we find another two bedrooms. The interior of the villa and bedrooms have been created and styled with a great taste for interior design!

Do not forget to watch the 360 degrees tour on this page as well to get a clear view of the villa and surroundings. Feel free to book a (video) viewing via our team of real estate agents in Moncarapacho.

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## General details

- Year of construction: 1987
- Type: Detached
- View: Sea views, Countryside views
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Shower, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Sliding doors, Shutters, Mosquito nets, Satellite TV
- Other areas: Wine cellar, Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Second floor, Basement
- Energy certificate: D

## Exterior details

- Pool: Chlorine, Private
- Pool size: 8 x 4 m
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- Beach: 20 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 10KM
- Ownership: Private ownership (On-shore)