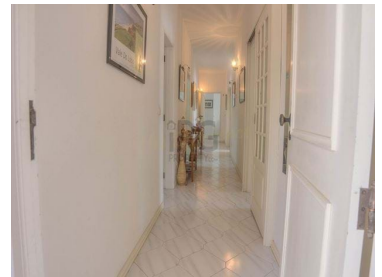








Santa Bárbara de Nexe - Villa



 **7** Bedrooms
  **5** Bathrooms
  **225.29** Area (m²)
  **4471** Land Area (m²)
 Swimming Pool
 825 000 € (EUR €)

Business Opportunity for Golfing Holidays with Practice fairway! Santa Barbara de Nexe

Keen golfers can spend a fantastic holiday in the Algarvian countryside and have several practice facilities in the garden to optimize their short game. As golfers know, the majority of shots on the course will be made within 45 m of the green and good putting, chipping and pitching will lower the scores. Therefore, the property has a professionally designed, shaped and constructed short game fairway with a camera tower, three individual putting greens including a sand bunker and a short driving range with automatic teeing. The driving range has two power tees with one left hand and two right-hand machines and a return ball facility that makes life easier. All facilities are floodlit – and not to forget the 19th Hole, a great place to relax either inside or on the terrace.

The traditionally designed villa consists of three bedroom suites, a separate bathroom, a large

T +351 289 313 325 · T +44 800 015 9997 · E info@irgproperty.com
Estrada Quinta do Lago, Almancil, 8135-160
AMI 8687



lounge, a fully fitted and equipped kitchen and two sun-trapped conservatories, ideal for the cooler winter season. The large terrace in front of the lounge leads to the heated swimming pool with an integrated Jacuzzi.

The first floor comprises a self-contained studio apartment with a huge terrace from where to enjoy the beautiful views down to the Atlantic Ocean.

The chalet behind the villa has its own automatic entrance gate and carport. It offers three bedrooms, one of which is en-suite, a separate bathroom, spacious lounge and kitchen with direct access to a dining terrace.

The property is situated only a 3-minute drive from the popular village of Santa Bárbara and 20 minutes from Faro airport and the golf courses of Quinta do Lago, Vilamoura and East Algarve.

Main Villa:

- Three bedroom suites
- Self-contained studio apartment with fireplace
- Separate bathroom
- Living and dining room
- Fully fitted and equipped kitchen
- Utility room
- Two conservatories
- Underfloor heating
- Air conditioning

Chalet:

- Three bedrooms (one en-suite)
- Separate bathroom
- Living and dining room
- Fully fitted kitchen
- Air conditioning
- Carport
- Heated swimming pool with Jacuzzi
- Landscaped garden
- Carport for 4 cars
- Borehole and mains water

Golf Academy:

- Professional designed short game fairway with camera tower
- Floodlit short driving range with automatic teeing and return ball facility
- Power Tee with one left hand and two right-hand machines
- Three floodlit putting greens and sand bunker
- 19th Hole with air conditioning and terrace

AL rental licence for 10 people