

## São Brás de Alportel - Villa



4	4	242	2934			<b>1 000 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Fantastic 4 Bedroom for sale at São Brás de Alportel

Modern 4 bedroom detached villa offering modern day to day living standards set in a good size private walled plot with double garage and two entrances. Great family home or rental holiday home.

The Property is laid out on two floors as follows:

Enter the property through the main door into a reception room with doors leading off to the cloak room, Boiler room which houses the heat source pump and boiler for the hot water system, fully fitted kitchen with doors leading to the outside rear terrace and double doors accessing direct in to the lounge. The hallway also offers direct access in to the lounge which extends to a raised dining area accentuated by a feature dome ceiling created from traditional brick work, and with patio doors giving direct access to a lovely terrace with views over the swimming pool. A corridor gives access to the 3 ground floor bedrooms comprising of two double rooms with patio doors accessing the pool and

T +351 289 313 325 <sup>1</sup> · T +44 800 015 9997 · E [info@irgproperty.com](mailto:info@irgproperty.com)

Estrada Quinta do Lago, Almancil, 8135-160  
AMI 8687

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

terrace which share a family bathroom, and the master suite with en-suite shower room.

### First Floor

Stairs lead to the first floor which occupies bedroom 4/office and bathroom with shower. Patio doors give direct access to a large private terrace.

### Outside:

The property is accessed direct from a tarmac road through electric double gates on to a concrete blocked driveway which leads to the house and to a large double garage. Fully fenced and walled to all sides with total privacy. The swimming pool at present is fenced for child safety but can be easily opened to create a flowing garden and pool. The garden is naturally planted with trees and grassed areas.

## Property Features

- Air conditioning
- Washing machine
- Refrigerator
- Fireplace
- Automatic irrigation
- Pool
- Built year: 2006
- Drive way
- Views: Countryside views, Mountain views, City view, Urbanization view, Garden view
- Security alarm
- Quiet Location
- Terrace
- Garage
- Irrigation System
- Wifi Network
- Uninterrupted views
- Solar orientation: South
- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Thermoaccumulator
- Garden
- Proximity: Airport, Mountain, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Floors: 2
- Storage / utility room
- Double glazing
- Electric gates
- Balcony
- Barbecue
- Extractor Fan
- Sealed land area
- Mains water
- Energetic certification: D

T +351 289 313 325 <sup>1</sup> · T +44 800 015 9997 · E [info@irgproperty.com](mailto:info@irgproperty.com)

Estrada Quinta do Lago, Almancil, 8135-160

AMI 8687

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)