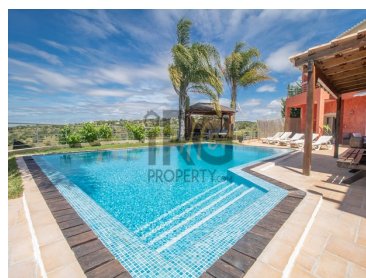




## Loulé (São Clemente) - Villa



6	5	300	2218			<b>895 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)



### Stunning views just outside of Loule

This tasteful and modern finished villa, just outside of Loule boasts lovely views across the countryside with the sea in the distance.

An electric gate leads into the driveway of this beautiful property, with gardens lining two paths to the house, the lower path takes you directly to the garage, whilst the upper to the front of the 1st floor, both with access to the villa.

The property is designed to embrace the garden and pool area, with 6 bedrooms (3 en-suites), one of the bedrooms is currently used as an upstairs living area, on the first floor. All the bedrooms have large walk-in wardrobes, with 2 of the suites having access to the terrace overlooking the pool and the views. The 6th bedroom/living area also has its own access to the terrace. There is a further w/c with shower on the upper floor.

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)



The lower floor, which is directly accessed from the garage (no need for stairs). The living area, is a large open plan space, with patio doors leading out onto the pool area, with this elevated position there is a lovely breeze which is extremely pleasant during the summer months! On one side of the living area, is the fully equipped kitchen, with seating, a formal dining area adjoins, the opposite side is the lounge area, with fireplace. There is also a utility room and a w/c with a shower also on this floor. The garage currently is used as a games room also.

Outside the pool area is wonderful, with total privacy and views across the countryside to the town of Loule and the coastline. There's a large covered patio area, a raised seating area to the side, BBQ, and outside kitchen area all geared to outdoor entertaining and capitalising on the wonderful view. The front of the property has a large garden area, with various fruit trees and flowers scattered around the property it's an enticing and beautiful location.

There's underfloor heating in the bathrooms, air conditioning and central heating throughout as well as a borehole (as well as mains water) and solar panels.

For more information on this great villa, or similar in this area please get in touch, we'll be happy to help.

## Property Features

- Air conditioning
- Heating
- Dishwashing machine
- Fitted wardrobes
- Central vacuum system
- Underfloor
- Thermoaccumulator
- Solar panels pre installation
- Borehole
- Septic tank
- Fenced plot
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Restaurants, City, Open field
- Floors: 2
- Equipped kitchen
- Washing machine
- Refrigerator
- Fireplace
- Walk-in wardrobe
- Ambient music
- Electric heating
- Automatic irrigation
- Water Cistern
- Garden
- Pool
- Built year: 2008
- Drive way
- Storage / utility room

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- Solar system
- Views: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Electric shutters
- Laundry
- Games room
- Quiet Location
- Balcony
- Terrace
- Garage
- Extractor Fan
- Walled land area
- Uninterrupted views
- Solar orientation: South
- Double glazing
- Electric garage gate
- Electric gates
- Main drainage
- Internet connection available
- Gym
- Barbecue
- Central music system
- Irrigation System
- Wifi Network
- Energetic certification: A
- Furnished

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