

## Quarteira - Villa



|          |           |                        |                             |                    |
|----------|-----------|------------------------|-----------------------------|--------------------|
| <b>5</b> | <b>4</b>  | <b>404</b>             | <b>1036</b>                 | <b>1 190 000 €</b> |
| Bedrooms | Bathrooms | Area (m <sup>2</sup> ) | Land Area (m <sup>2</sup> ) | (EUR €)            |

### Majestic 5 bedroom villa. Vila Sol. Vilamoura

A spacious 5 bedroom 4 bathroom property on a plot of 1036 square meters with landscaped gardens and heated swimming pool. The villa is on two floors with 242 square meters and a further 162 square meters in the basement providing additional facilities.

An attractive and well maintained villa, built approx. 15 years ago and used as an investment property with an income from holiday and golf rentals.

Entrance through double wooden doors into the hall with an arch to the spacious lounge and dining room. There is a log burner, air conditioning and patio doors lead to the pool and gardens. The kitchen is well equipped and has a breakfast table, it may be possible to create an open plan kitchen leading to the dining area.

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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)



VIL\_2114

Reference

Scan the QR code to view the property

On the ground floor there are two double bedrooms with a separate family bathroom. All bedrooms have substantial wardrobes and storage.

Stairs lead up to the master en-suite bedroom which has glass doors leading to the sun terrace. It should be noted that there is a vast storage area under the eaves of the room with access from this sun terrace.

The second guest bedroom also has an en-suite shower.

Downstairs from the entrance hall leads directly to the basement which has a large family or children's bedroom with some natural light and a shower room.

The games room is very impressive with a small bar area, pool and table tennis facilities.

A large store room has wall shelves and holds linen and extra equipment for holiday guests. There is a double garage on this lower level.

The property has a mature landscaped garden with pool shower, spacious terrace for alfresco dining and a BBQ.

Equipped throughout with heat/air conditioning, there is an alarm system, shutters at windows and electric gates.

Condominium Fees are approximately Euros 1,000p.a

Air conditioning, Under floor heating, Fireplace, Solar panels. Built in Wardrobes, Modern fully fitted kitchen, Private heated swimming pool. Private garden with irrigation. South Facing, Manual shutters: Garage. Sold furnished. Roof terrace. Security alarm. Central location. Ownership: Private. Year of construction: 2004.

Distance to airport: 15 Kms Distance to Marina: 4 Kms Distance to Supermarket: 1 Km Distance to beach: 4,5 kms Distance to Tennis: 2,5 Kms Distance to Golf: 500 m Distance to Restaurants: 600 m

## Property Features

- Floors: 3

- Energetic certification: D

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