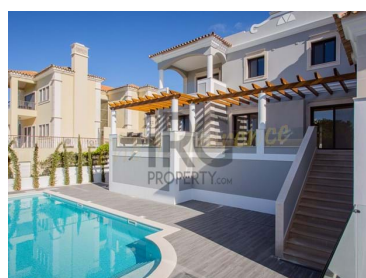
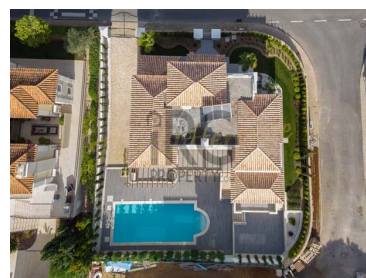


## Almancil - Villa



**4** Bedrooms  
**4** Bathrooms  
**472** Area (m<sup>2</sup>)  
**730** Land Area (m<sup>2</sup>)  
 Garage  
 Swimming Pool

**2 225 000 €**  
(EUR €)

### Ideal holiday home near the sea, Quinta do Mar

This newly built 4-bedroom is located in the exclusive residential area of Quinta do Mar, just a stroll away from the beach.

The clever use of a traditional exterior opens up to a bright open modern finish inside, with all the latest mod cons, such as underfloor heating, solar panels and high quality thermal insulation, keeping running costs under the norm for a villa of this size.

There's a lovely double height ceiling upon entering the villa, leading to the open plan living and dining area, with a feature fireplace and leading onto the terrace and pool area. Outside you'll find plenty of seating as well as a BBQ area. The ground floor has 2 suites, plus a w/c, then the 2 further suites, including the impressive master can be found on the first floor, with views over the swimming pool area.

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)



VIL\_2175

Reference

Scan the QR code to view the property

The basement can be converted to whatever use the owner prefers, but theirs ample space for a utility area, plus a cinema room, games room, gym, or whatever might be preferred. This also leads to the garage.

## Property Features

- Under floor heating
- Equipped kitchen
- Garden
- Proximity: Beach, Golf course, Restaurants, Schools
- Solar system
- Views: Garden view, Pool view
- Laundry
- Main drainage
- Walking distance to beach
- Internet connection available
- Mains water
- Solar orientation: South
- Air conditioning
- Underfloor
- Pool
- Built year: 2018
- Basement
- Double glazing
- Games room
- Solar heating
- Quiet Location
- Garage
- Energetic certification: A+

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)