

## Santa Bárbara de Nexe - Villa



4	4	239	1600			<b>649 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### V4 great views, south-facing pool - Santa Barbara de Nexe

This delightful 4-bed villa is set on an elevated plot resulting in lovely views across the coastline from the front of the villa, patio area and pool!

A calcada driveway leads up to the garage, with the property access up a flight of stairs (there is potential to alter this to avoid any stairs to the entrance) to the entrance of the property.

The ground floor of this spacious and traditional villa offers great living and dining area, all south facing looking across the pool and taking full advantage of the views on offer. The kitchen is set back behind the dining area, fully fitted and also with a pantry room to the rear.

2 large bedrooms, both with fitted wardrobes and access to the patio area and perfectly located along the downstairs corridor, a full bathroom with bath and shower is at the end of the corridor for

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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\_2231

Reference

Scan the QR code to view the property

the use the bedrooms. There is also a guest w/c at the opposite end.

Upstairs are 2 lovely master suites, both south facing with lots of natural light, again both have fitted wardrobes and Juliet balconies.

Outside you have a large covered terrace area, with plenty of space for dining and enjoying the weather and views. The pool area is accessed via a small staircase, has plenty of lounge space and also a shower.

This is a fantastic option for those looking for a traditional villa in great condition, set in a fabulous location. Just 10 minutes to the airport, 5 minutes to the new Mar shopping centre, and 10 minutes to the coastline and the beach. All year round living, or holiday home, this property offers both options in equal measures!

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## Property Features

- Under floor heating
- Washing machine
- Refrigerator
- Fireplace
- Automatic irrigation
- Garden
- Proximity: Airport, Beach, Shopping, City, Open field, Hospital, Public Transport
- Floors: 2
- Views: Sea views, Countryside views, Mountain views, Beach view, Garden view
- Pantry
- Quiet Location
- Balcony
- Barbecue
- Closed fireplace
- Sealed land area
- Mains water
- Energetic certification: C
- Renovation year: 2006
- Air conditioning
- Dishwashing machine
- Fitted wardrobes
- Thermoaccumulator
- Water Cistern
- Pool
- Built year: 2006
- Drive way
- Double glazing
- Main drainage
- Internet connection available
- Terrace
- Garage
- Irrigation System
- Wifi Network
- Uninterrupted views
- Solar orientation: South
- Furnished

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