



## Quarteira - Villa



 **3** Bedrooms  
 **3** Bathrooms  
 **277** Area (m<sup>2</sup>)  
 **1** Garage

**1 150 000 €**  
(EUR €)

### Front line golf, 3 bedroom villa. Vilamoura €1,150,000

This classic Algarvian style property is located in one of Vilamoura's prime residential areas bordering the Pinhal Golf Course. Located within walking distance from the Vilamoura Marina and a short drive from the beach.

Benefiting from a south facing orientation, the property backs on to Pinhal golf course whilst privacy is maintained by natural screening provided by the course vegetation. With views over the lake and fairway, a glimpse of the ocean can be seen in the distance.

A large stone calçada drive way provides ample off road parking and impressive access to a distinctive courtyard leading to double entrance doors. Wonderfully Portuguese, this semi circular build offers constant reminders of why so many people choose to spend so much time in the Algarve. The curved architecture leads your eye through the ground floor incorporating a guest wc and

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sweeping wide, marble staircase leading to the first floor.

The spacious, south facing lounge follows the curved architecture as it divides into three distinctive areas: The spacious lounge, flood lit by natural light is flanked by a conservatory and cosy library/tv room with fire place on one side ,and a classic dining area adjacent to the fully fitted kitchen with a separate laundry on the other. Two guest bedrooms, each with their own bathroom en suite, are also located on the ground floor. All bedrooms have air conditioning units. The air conditioning in the other areas of the house is integrated.

The master bedroom suite is located on the first floor complete with a spacious en-suite bathroom. Fitted wardrobes and parquet floors are common to all bedrooms. Directly accessed from the master suite, a spacious terrace wraps around the southern aspect of the villa providing extensive great views across the golf course. An external staircase leads down from this terrace to the pool, facilitating an early morning dip without having to walk through the villa!

The garden is mature and low maintenance, the pool has been renewed in 2017. There is also a second guest wc next to the pool.

A very complete villa, in a premium location within Vilamoura. The villa was originally built in 1998, but has been well maintained and partly renovated reflected by the current energy rating A+. Additional features of this property include electric shutters, solar panels, air conditioning through out with integral system in main living areas, garage and security system.

## Property Features

- Automatic irrigation
- Floors: 2
- Solar system
- Double glazing
- Frontline property
- Walking distance to beach
- Internet connection available
- Garage
- Closed fireplace
- Solar orientation: South
- Built year: 1998
- Conservatory
- Views: Sea views, Golf views, Pool view
- Electric shutters
- Security alarm
- Quiet Location
- Terrace
- Central location
- Mains water

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