



## Santa Bárbara de Nexe - Villa



**3** Bedrooms    
 **3** Bathrooms    
 **251** Area (m<sup>2</sup>)    
 **3500** Land Area (m<sup>2</sup>)    
 Garage    
**699 000 €** (EUR €)

### Stunning views across the countryside to the ocean in Santa Barbara de Nexe

Visible above the hillside skyline as the access road climbs away from the main road, this majestic villa sits proudly in an elevated position at the end of a sweeping calçada driveway framed either side by mature trees, accessed by large automatic gates. Surrounded by a stone-walled 3,500m<sup>2</sup> plot, the current owner has had the foresight to buy an additional 3,500m<sup>2</sup> to the south of the property ensuring views to the coast will remain uninterrupted.

The drive gives way to a garden path circling the villa until it meets a large terrace to the south of the lounge. Various natural stone pathways meander from the lower aspect of the drive, through the garden and rustic land up to the swimming pool.

**T +351 289 313 325 · T +44 800 015 9997 · E info@irgproperty.com**  
**Estrada Quinta do Lago, Almancil, 8135-160**  
**AMI 8687**



This traditional, 3 bedroom, 3 bathroom villa can be accessed either via an impressive stone staircase leading to a substantial solid wood door or via the kitchen on the northeast aspect of the property.

The front door opens into a long entrance hall that sweeps left to 2 spacious bedrooms, a large family bathroom and a guest bathroom. To the right of the hall is a spacious, south-facing lounge with a fireplace/dining room with fabulous views of the coastline. The kitchen, utility room, storage and access to the 1st floor and lower ground floor complete this level.

The 'L' shaped staircase adds privacy to the 1st floor where the spacious master suite is accessed via a private lounge area. The lounge and bedroom have direct, independent access to a large south-facing terrace to fully appreciate a truly magnificent view. The staircase extends further opening onto a roof terrace.

The lower ground floor offers storage space under the stairwell, are currently used as an office with access to a large garage that could be converted for extra room.

The property has wall mounted radiators throughout. Single glazed windows, some with fly screens. Painted inside and out 4yrs ago