

## Quarteira - Townhouse



4	5	154		N/A
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Garage	(EUR €)

### Beautifully refurbished 3+1 linked villa

Accessed by large electric gates remotely operated via intercom from each property, this elegant condominium offers a nice balance of residential and holiday homes. Located in the northern aspect of Vilamoura, residents and guests are within a minimum fare taxi ride from the beautiful Vilamoura marina and ideally situated between The Old Course and Millennium Course, with easy access to Pinhal and Pestana Vila Sol Golf Resort, Browns Sports & Leisure centre and Vilamoura's Lifestyle fitness circuit that encourages residents and guests to enjoy a healthier lifestyle amidst the scenic backdrop of countryside and coast.

This is the largest property in the development. A very nicely refurbished, semi-detached villa constructed over 2 levels with the main habitation area on the 1st floor. A large decking area has been constructed over the car port facing east to create an idyllic spot to relax and enjoy open views over a strip of countryside, previously a golf practice ground, over the roof tops towards The Old

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Estrada Quinta do Lago, Almancil, 8135-160  
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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

Course. Another large, west facing terrace with BBQ welcomes the afternoon and evening sun, perfect for al-fresco dining and evening gin and tonics.

The east facing front door opens into an entrance hall that gives access to a full fitted kitchen, spacious dining/lounge area with working fireplace and direct access to the rear terrace. From the hall a corridor separates the main living area from 3 well proportioned bedrooms. 2 share a family bathroom with twin sinks and walk-in shower, whilst the master bedroom enjoys direct access to the rear terrace and the privacy of an en-suite bathroom with jacuzzi bath and shower. All 3 bedrooms have floor to ceiling wardrobes, central heating, air conditioning and hard wood flooring.

This very comfortable, well finished refurbishment includes the kitchen, bathrooms, installation of central heating, damp proofing and remodelling of the lower ground floor which can also be accessed internally from the hall. A large laundry room, games/TV room with bar, guest bathroom, spacious en-suite guest accommodation and office area, flooded with natural light, that easily reverts back to secure garage space, make this a very comfortable, residential, lock and leave property, 2<sup>o</sup> home, or rental investment property.

## Property Features

- Proximity: Airport, Beach, Golf course, Pharmacy
- Floors: 2
- Basement
- Double glazing
- Laundry
- Games room
- Quiet Location
- Balcony
- Garage
- Sealed land area
- Energetic certification: C
- Renovation year: 2017
- Built year: 2007
- Private condominium
- Views: Countryside views, Urbanization view
- Electric shutters
- Electric gates
- Main drainage
- Internet connection available
- Barbecue
- Closed fireplace
- Mains water
- Solar orientation: West
- Furnished

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