



Santa Bárbara de Nexe - Villa



5	4	487	6360	895 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	(EUR €)

Impressive, single story villa with extensive sea views

A quiet country lane winds through the hillside ultimately reaching an impressive entrance to this charming quinta. A 65m calçada drive way loops in front of the villa to a turning circle. Bordered to the west by a stone clad wall providing the property boundary and framing a large, flat lawn with original stone well and mature planting on the approach to the villa.

The single story villa with many original features stretches across 487m² incorporating 5 bedrooms, 4 bathrooms, 2 kitchens, lounge, drawing room, various storage areas, utility room and wine cellar.

Enter through the main door to reception hallway with access to a large open plan lounge/dining room with patio doors accessing the terrace and swimming pool, feature fireplace and door to the fully fitted kitchen and pantry/storage room, inner hallway, cloakroom, double bedroom with en-suite bathroom with views over the front landscaped garden, master bedroom with walk-in

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Estrada Quinta do Lago, Almancil, 8135-160
AMI 8687

¹ (Call to national fixed network) | ² (Call to national mobile network)



wardrobe/dressing room and large en-suite bathroom with bath, shower cubicle and sauna. Double patio doors lead onto the terrace, swimming pool and gardens, with sea views. From the hallway you have the office which you walk through and an inner hallway connecting to the East Wing, which comprises of a large second lounge, bedroom with en-suite shower room, a magnificent drawing room with feature fireplace and chequered floor, second kitchen and two further bedrooms with shared bathroom. There are several entry and exit points to the front and rear gardens, enabling all family members to have their own unique access if required.

The elevated, south facing orientation provides idealist sea views enjoyed from both the villa and extensive patio area stretching between the villa and outside BBQ and dining areas, swimming pool and low maintenance gardens. The 6360m2 plot is surrounded by high, stone walls and accessed via double, wrought iron, electric gates. Below the pool you have a separate entrance to the property with a garage, work room, pump room and wine cellar. Even the dogs have their own private area!

Property Features

- Borehole
- Septic tank
- Drive way
- Storage / utility room
- Double glazing
- Laundry
- Electric gates
- Quiet Location
- Terrace
- Central location
- Closed fireplace
- Walled land area
- Uninterrupted views
- Solar orientation: South
- Water Cistern
- Floors: 1
- Solar system
- Views: Sea views, Countryside views, Garden view, Pool view
- Self contained apartment
- Wine cellar
- Pantry
- Internet connection available
- Barbecue
- Well
- Sealed land area
- Wifi Network
- Energetic certification: B-
- Furnished

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