

Albufeira e Olhos de Água - Villa



5 Bedrooms
5 Bathrooms
335,55 Area (m²)
2710 Land Area (m²)
 Swimming Pool

990 000 €
(EUR €)

Impressive 5 bedroom home near Boliqueime

This luxurious country property is situated in the quiet area of Patã-de-Cima, between Boliqueime and Albufeira. Situated next to orange groves and just 5 minutes drive to Falesia beach, Vilamoura, 5 mins from the centre of Ferreira, 10 minutes from Guia Shopping Mall and the centre of Albufeira and 15 minutes from the prestigious Vilamoura marina. The property is in a quiet area on the edge of a natural reserve perfect for cycling and hiking, but with easy access to all local amenities including restaurants, cafes, supermarkets and a local beach.

The ground floor of the villa comprises of a brand new open plan kitchen with all new appliances including three fridges, three freezers and a beautifully positioned island which allows for a fantastic social area that flows through into the dining area. The lounge area looks onto the landscaped gardens and pool area with a wood burner and ample room for ultimate relaxation. The master bedroom, with adjacent bathroom, provides lovely views and access to the pool terrace

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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)



and beautifully landscaped garden. The second bedroom is currently being used as an office, but also offers built-in wardrobes and an en-suite bathroom. The third double bedroom is also very open and bright. A guest bathroom completes the ground floor.

The second floor is currently being used as a self-contained apartment. It has a private external entrance and staircase providing direct access into the villa if desired. The space provides an open plan kitchen, lounge and dining area that enjoys a private balcony. The apartment has two spacious bedrooms and one bathroom. There is the potential to remodel this area into a spectacular master bedroom suite however, the present layout provides ideal guest accommodation.

A separate annex is currently being used as a games room with a bar. The first floor offers an additional room that could be used as an office or gym. The annex is independent of the main property with a private entrance and direct access to the gardens and pool.

Additional benefits of this property include:

- Gas central heating system
- Worcester/Bosch boiler with 95% efficiency
- Cavity wall insulation
- Fireplace in living and dining room
- Bore hole
- Recently renewed irrigation system
- Band A Air conditioning units and heat pump providing hot/cold air flow
- Alarm

This villa has an extensive plot with 2,710 m² of manicured gardens and plenty of vegetation. The beautiful swimming pool, located in front of the living room, has a large leisure area, BBQ and hot tub. When walking around the property, you can find several living areas where you can quietly enjoy the tranquillity of the countryside.

The property was well designed to keep the direct summer sun out, but allow the winter sun to enter.

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2595

Reference

Scan the QR code to view the property

Property Features

- Air conditioning
- Automatic irrigation
- Water Cistern
- Pool
- Floors: 2
- Guest cottage
- Games room
- Quiet Location
- Balcony
- Barbecue
- Walled land area
- Energetic certification: C
- Furnished
- Gas central heating
- Borehole
- Garden
- Built year: 1992
- Views: Countryside views
- Electric gates
- Pantry
- Internet connection available
- Terrace
- Irrigation System
- Uninterrupted views
- Solar orientation: South

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