



São Brás de Alportel

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A charming detached 4-bedroom single storey west facing villa, offering total privacy and the benefit of approval for the construction of a swimming pool. Located within a short distance to the town of São Brás de Alportel with its numerous amenities and within walking distance to local Café/Snack bar and Restaurant. Ideal permanent family home or holiday rental investment.

€ 390.000

Ref: ACPS10381



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Property Particulars:

Property Type: Villa/Farmhouse

Bedrooms:4

Bathrooms:2

Living Rooms :2

Plot Size:18,488m2

Build Size: 188 m2

Year of Construction: Pre 1951

Views: Countryside

Airport: 15 Minutes

Beach: 15 Minutes

Shopping: 10 Minutes

Planning permission for a pool

Energy Rating: F

Benefits from:

Pre-Installed with Air Conditioning

Double Glazing

Fireplace

Solar Hot Water System with Electric Backup

Mains Water

Septic tank

Wi-Fi/Internet/telephone available

Modern Fitted Kitchen

Detailed Description of the Property:

A traditional single-storey property recently fully renovated retaining many traditional Portuguese features yet creating a contemporary feel. Comprising of a sitting room, kitchen, utility room, large lounge/dining room, 4 bedrooms, 2 bathrooms, en suite dressing room. set within an enclosed garden with an additional large hillside natural plot of land. The property also benefits from the approval to build a swimming pool.

The Property is laid out on one floor as follows:

Access to the property is via a gateway with terrace leading to the main entrance door which opens directly into sitting room/snug which has a log burner and high ceilings. A door leads off the lounge to a master double bedroom with walk through dressing area/office. Another door leads off the lounge to a fully fitted modern kitchen an inner hallway leads to two single bedrooms with mezzanine floors for sleeping. An additional large double bedroom. From the kitchen you have an open plan large dining /lounge with patio doors access the terrace and garden area, from the lounge an additional inner hallway allows access to family bathroom, utility room and walk in wet room.

Roof Terrace:

The property also benefits from an external staircase leading to a huge roof terrace giving 360 degrees views of the countryside and the mountain ranges.

Outside:

The property has direct access from a tarmac road and is partially enclosed by a fenced garden. The larger part of the land lays beyond the enclosed gardens and contains multiple trees and natural plantings.



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.