



*Ref: 10553*

Renovated 3 Bedroom  
South Facing Villa with Pool

São Brás de Alportel

**€499,000**



AMI License: 12086

**APEMIP**

Partner: 5357



Recently fully renovated south facing 3-bedroom villa, offering modern open plan living with an elevated view. Offering open plan lounge with fully fitted kitchen utility room 2 bedrooms with shared bathroom and separate master bedroom with En-suite on the lower level. Easy to maintain gardens with elevated above ground swimming pool. Walking distance to local restaurants and to Sao Bras de Alportel.

Central location to the town of Sao Bras De Alportel and the village of Gralheira. This south facing property sits on raised plot allowing the main accommodation to be on the first floor with all the accommodation focusing on the spacious terrace. Recently renovated throughout including new plumbing, electrics, new kitchen and bathrooms and all windows and doors replaced with quality double glazing. First floor accommodation comprises of reception hallway, open plan lounge with fully fitted modern kitchen, utility room, 2 double bedrooms and family bathroom. Lower level offers an independent master suite with bedroom and walk in wet room.

#### ***The Property is laid out as follows:***

Entering the property via Electric driveway gates a set of external steps lead you to the beautiful terrace which gives access to the main accommodation. Comprising of main front door leading in to the reception hallway, tastefully furnished with feature slate walling and concealed lighting. Leading off the reception straight into a good size open plan lounge with fire place, room for dining and new fully fitted kitchen, separate utility room/pantry with gas hot water system and pre installation for solar hot water system. Patio doors open from the lounge onto the south facing terrace. An inner hallway from the main reception leads to a double bedroom, modern bathroom and second double bedroom with patio doors with Juliet balcony.

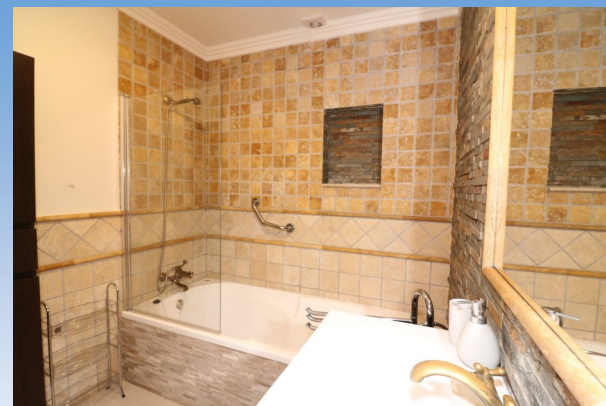
The third bedroom is on the ground floor level, totally independent from the main house consisting of double bedroom with patio doors overlooking the pool and terrace and walk-in wet room. Ideal for guests.

The property could also benefit from a great roof top terrace

#### ***Outside***

The property is accessed via the local village road with natural stone wall and electric gates accessing the property, fully fenced or walled garden with Calçada natural stone driveway, turning point and parking under the car port. Raised above ground swimming pool with wooden decking and storeroom/workshop. Easy to maintain mature gardens, very private and peaceful location.





## **Property Particulars**

- Property Type: Villa
- Bedrooms:3
- Bathrooms:2
- Plot Size: 1260 m2
- Build Size:112 m2
- Year of Construction: Pre 1951 Renovated 2021
- Views: Countryside with distant sea views
- Airport: 20 Minutes
- Beach: 20 Minutes
- Shopping: 5 Minutes
- Swimming Pool Size:8m x 4m
- Energy Rating: D
- Price: €499,000

