



**REF: 10603**

Traditional 5-Bedroom Historic  
Property with Versatile Use: Ideal for  
Family Home or B&B

São Brás de Alportel

**€1,250,000**



AMI License: 12086

**APEMIP**

Partner: 5357





### ***The Property is laid out on one floor as follows:***

The single-story property comprises of main double doors accessing the property into the reception with a large open plan lounge, with beamed wooden ceilings and log burner fire, French doors access the south-facing garden. From the lounge you have access to a traditional working farmhouse kitchen and a door to the outside, double wooden doors lead from the kitchen into a regal structured dining room and lead into a study/smoking room. All flowing through perfectly. Access to the east wing is via glass doors with a large walk-in family shower room, Utility room, area for wine storage, a reception area, shower room, present library/bedroom with door leading out onto the terrace, inner hallway with maids' laundry room/additional bedroom, hallway leading into a large second lounge with fireplace and doors leading to the terrace. Double bedroom with Air-conditioning, master bedroom with additional sitting room with access to covered painting studio overlooking the mature garden, additional double bedroom with door accessing the patio and garden, family bathroom

### **Studio cottage**

The cottage is situated on the southwest corner of the plot with its private access. Offering traditional stone construction with lots of charm, at present it offers a lounge/small kitchenette, shower room, and bedroom. Our private courtyard setting with dining area. Beautiful and private.

### ***Outside:***

The property sits in a south-facing plot maximizing the sunshine throughout the year, fully walled and fenced to the boundaries, totally private with an array of mature trees and shrubs, and with plans from various parts of the continent. Rustic olive trees and hanging orchards create a tropical paradise. A large structured outdoor dining area with a kitchen and BBQ. In the center of the wonderful garden, you have the tranquil 10m x 6m swimming pool.

A private driveway allows off-street parking for various cars.

The property benefits from an installed solar hot water system, Solar voltaic electric supply, and air- air-conditioning in the bedrooms.



## **Property Particulars**

- Property Type: Villa / Farmhouse/B&B
- Bedrooms: 5+1
- Bathrooms: 3+1
- Plot Size: 2,465.50 m2
- Build Size: 489.90 m2
- Year of Construction: 1951
- Views: Countryside South Facing
- Airport: 20 Minutes
- Beach: 20 Minutes
- Shopping: 15 Minutes
- Swimming Pool Size: 10m x 6m
- Energy Rating: B-
- Price: €1,250.000

