



**REF: 10619**

Tranquil Vale Formoso Retreat:  
Spacious 4-Bedroom Oasis

Loulé

**€1,700,000**



AMI License: 12086

**APEMIP**

Partner: 5357



### ***The Property is laid out on two floors as follows:***

On entering the property through double doors, you enter the main reception with a beautiful staircase leading to the first floor and to the ground floor accommodation. A Pillared archway leads straight into the lounge with a dining area, log-burning fireplace, and patio doors leading to a covered terrace. The kitchen is open plan to the lounge with a quality fully fitted kitchen with integrated appliances including a coffee machine American fridge freezer, and central island to chat while cooking. From the kitchen, you also have an internal door connecting to a spacious garage and a part sectioned off for the utility room comprising of a washing machine, solar hot water tank, and additional gas hot water backup system. An inner hallway from the reception connects you to a ground floor office/bedroom 4, cloakroom room, and a large double bedroom with fitted wardrobes, patio doors to the covered terrace, and en-suite.

### ***First Floor***

Stairs lead to the first-floor landing with doors leading to bedroom 3 another good-sized double bedroom, fitted wardrobes, and patio doors leading to a south-facing terrace with en-suite. The master bedroom is two rooms in one creating a large master room with patio doors accessing the terrace, fitted wardrobes, and en-suite.

### ***Outside:***

Access to the property via a village road, and double electric gates gives access to the property with Calçada natural stone driveway with a turning point, parking for numerous cars, and access to the garage. Fully fenced and walled to all boundaries the property is very private with hedging and mature gardens. On three sides of the property, it's mainly lawned with shrubs. The swimming pool and terrace are at the rear of the property in a full south position giving sunshine throughout the year. A beautiful covered terrace for dining and relaxing overlooks the pool.



## Property Particulars

- Property Type: Villa Bedrooms: 4
- Bathrooms: 3
- Plot Size: 310.71 m<sup>2</sup>
- Build Size: 1,515 m<sup>2</sup>
- Year of Construction: 2013
- Views: Countryside
- Airport: 15 Minutes
- Beach: 15 Minutes
- Shopping: 10 Minutes
- Swimming Pool Size: 10m x 5m
- Energy Rating: C
- Price: €1,700,000

