



REF: 10644

**Stylish 4-Bedroom, 4-Bathroom
Detached Villa**

Santa Barbara de Nexe

€1,350,000



AMI License: 12086

APEMIP

Partner: 5357



The Property is laid out as follows:

Access the property via private twin sets of electrically controlled gates onto a Calçada driveway with ample parking space for 3 - 4 cars, log stores and storage shed.

A covered entrance porch leads to spacious inner hallway with cloaks storage cupboards, with access to all ground floor accommodation, glazed double doors lead into a large lounge/dining room with the benefit of air conditioning and with an inset "Fogo Montana" log burning fire, three sets of double patio doors give access to mature garden, pool terrace and covered entertaining area. Double glazed doors lead off the lounge to a fully integrated kitchen / diner with polished granite worktops, dishwasher, electric oven, induction hob, extractor, microwave with the benefit of air-conditioning and patio doors leading to the swimming pool terrace. An excellent fully fitted outside covered kitchen with dining area with 4 ring gas hob, wide charcoal BBQ, fridge, dish washer and sink unit. Separate fully fitted laundry with access to side driveway. Leading off the main hallway are bedrooms 2 with air-conditioning and en-suite, bedroom 3 with air-conditioning and en-suite bathroom and both with fitted wardrobes, bedroom 4/ office with air-conditioning and with access to fully tiled basement and, separate family bathroom.

First floor:

Access the first floor accommodation via polished stone staircase leading from main hallway to open landing area, into fully air conditioned Master bedroom suite comprising of a large air conditioned bedroom with twin patio doors leading onto two private terraces, inset "Fogo Montana" log burning fire, dressing area with fitted wardrobes and kitchenette area with integrated fridge, sink and dishwasher, with polished granite worktops leading to large en-suite bathroom with separate shower, bath, double vanity unit, bidet and WC. Off the main landing is an access to the south facing roof terrace enjoying distant ocean views, with external staircase to the side driveway and pool terrace.

An additional benefit to be considered. The whole of the first floor has the possibility to be converted into an independent one-bedroom apartment with private access.

Outside:

A fully walled and fenced property with a beautifully presented mature garden of shrubs and trees with automatic irrigation system and spacious swimming pool surrounded by Santa Catarina and calçada side terraces with a selection of shaded seating and relaxing areas around an artificial low-maintenance lawned area.

Great outdoor kitchen and dining area.



Property Particulars

- Property Type: Villa
- Bedrooms: 4
- Bathrooms: 4
- Plot Size: 1440 m2
- Build Size: 248 m2
- Year of Construction: 2003
- Views: Countryside
- Airport: 20 Minutes
- Beach: 20 Minutes
- Shopping: 5 Minutes
- Swimming Pool Size: 10m x 5m
- Energy Rating: B-
- Price: €1,350,000

