



## 3 Bedroom Villa For Sale in Santa Bárbara de Nexe

Ref: Sargaço

Located in a very quiet area in Santa Bárbara de Nexe, this charming, fully renovated 3-bedroom farmhouse has the potential for 2 more bedrooms. The property has been extensively renovated to suit a contemporary lifestyle, without losing the rustic charm characteristic of traditional farmhouses.

The house is bright and spacious, with a pleasant and large living room that has been designed with the possibility of being divided to create an additional bedroom (4th). Fully furnished and equipped open-plan kitchen with access to the terrace and swimming pool. There is a guest bathroom, a master bedroom with wardrobes and an en-suite bathroom, plus 2 further bedrooms, one of which has access to the terrace, and a bathroom with a shared shower between both bedrooms.

Inside, everything is new, from the electrical and plumbing installations, electric underfloor heating, tiles, windows and doors with double glazing and thermal break. It has pre-installation for air conditioning in all rooms, although this is rarely necessary thanks to the thickness of the walls, which ensures excellent thermal insulation.

In addition, there is a garage and a storage room with the potential to be converted into a separate apartment, including a 5th bedroom and a bathroom.

The mature garden, full of fruit trees, is surrounded by authentic stone walls, giving it a serene and welcoming atmosphere.

Outside, the roof has been preserved, and the swimming pool is kept in excellent

 3 bedrooms	 3 bathrooms
 180 m <sup>2</sup>	 1550 m <sup>2</sup>
 Pool	
<b>€ 1,150,000</b>	

### Features

- Garage
- Main drainage
- Pool
- Video entry system
- Private garden
- Terrace
- Solar orientation: South
- Proximity: Open field
- Views: Sea views
- Views: Garden view
- Garden
- Barbecue

condition, with an outdoor shower and a BBQ area. The property also has a new alarm system with security cameras.

This property offers total privacy and tranquillity ideal for those looking to live in comfort, security and with a touch of nature.

 3 bedrooms	 3 bathrooms
 180 m <sup>2</sup>	 1550 m <sup>2</sup>
 Pool	

**€ 1,150,000**

## Features

- Double glazing
- Automatic irrigation
- Walled land area
- Security alarm
- Internet connection available
- Proximity: Pharmacy
- Views: Pool view
- Mains water
- Quiet Location
- Parking space
- Heating
- Underfloor
- Renovation year: 2023
- Water Cistern
- Mosquito nets
- Energy Rating D