









## 3 Bedroom Villa For Sale in São Brás de Alportel

Ref: Passiflora

Well presented 3-bedroom villa enjoying countryside and sea views located in an elevated countryside position in the area of Funchais, close to Sao Bras de Alportel, Algarve.

Offering peace and tranquillity with stunning views of the surrounding countryside and the sea beyond this newly refurbished villa offers both the perfect option as a full-time home or holiday home and offering an easy drive to the local village of Bordeira, with good local amenities and with Sao Bras de Alportel, Estoi and Santa Barbara de Nexe also all being within a ten-minute drive. Faro international airport is around a 20-minute drive, and the property also enjoys similar distance to the Algarve coast.

Enter through the electric gates and the sweeping driveway leads up to the house where there is ample covered parking and access to a garage. Steps lead onto the lovely South facing terrace with swimming pool and a lovely, covered area. The perfect place for relaxation, entertaining, alfresco dining and to watch both the sunrise and sunset. With most of the front elevation of the villa enjoying sliding doors out to this terrace, there is a seamless meeting from indoor living to this lovely outside space. Spacious kitchen/dining room, sitting room with fireplace, spacious double with en-suite, further spacious double with dressing room (can be used as a hallway into third bedroom), shower room and a further bedroom with en-suite. There is a separate useful utility/laundry room off the swimming pool terrace at the back of the garage. The

 3 bedrooms	 2 bathrooms
 180,93 m <sup>2</sup>	 4310 m <sup>2</sup>
 2022	 2012
 Pool	
<b>€ 785,000</b>	

### Features

- Proximity: Shopping
- Garage
- Pool
- Built year: 2012
- Air conditioning
- Fireplace
- Built year: 2022
- Solar orientation: South
- Proximity: Mountain
- Proximity: Open field

property is on mains drinking water and Fosa for sewage.

The plot is fully fenced and enjoys a natural planting scheme.

This property is presented by Quintas and Casas, voted the best boutique real estate agency in Portugal in 2024

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## Features

- Views: Sea views
- Garden
- Barbecue
- Automatic irrigation
- Security alarm
- Electric entrance gate
- Septic tank
- Mains water
- Quiet Location
- Parking space
- Equipped kitchen
- Sealed land area
- Renovation year: 2022
- Solar hot water
- Mosquito nets
- Solar Panels
- Energy Rating C