



## Semi-detached For Sale in São Brás de Alportel

Ref: P79

Located in Fonte da Murta, in a quiet area on the outskirts of São Brás de Alportel, you will find this semi-detached house, not presently habitable, with an approved project for a contemporary and modern one-bedroom villa, designed to offer comfort, privacy and quality of life.

The project involves the construction of a single-storey house with a floor area of 87m<sup>2</sup> and an open terrace on the roof. Upon arriving at the property, you will be greeted by a green space and concrete steps leading up to the house. Upon entering the house, you will find an open-plan kitchen with a countertop, a large living room with access to the garden and swimming pool, and a guest bathroom. The bedroom is adjacent and you can choose between a private bathroom or a walk-in wardrobe. The large glass doors in the bedroom ensure natural light and views of the pool and garden.

Outside, stairs lead up to the terrace where you can install a bioclimatic or wooden pergola and enjoy the sea and countryside views.

At the rear of the house, the fully walled plot ensures complete privacy. In this space, you will have a terrace where you can place a table and chairs to relax and enjoy your meals outdoors and make the most of sunny days. A small green space leads you to the 5x3m<sup>2</sup> swimming pool surrounded by a wooden deck and space for an organic vegetable garden or just a few fruit trees.

Currently, the house has a garden at the entrance, stairs leading to the cistern, a

 0 bedrooms	 1 bathroom
 31,05 m <sup>2</sup>	 387,2 m <sup>2</sup>
<b>€ 210,000</b>	

### Features

- Main drainage
- Solar orientation: South
- Proximity: Open field
- Views: Sea views
- Garden
- Solar orientation: North
- Mains water
- Quiet Location
- Sealed land area
- Water Cistern
- Energy Rating B-

kitchen, living room/bedroom and 1 bathroom with a total area of 35m<sup>2</sup>, with the possibility of simply renovating the existing structure if desired.

All infrastructure is already in place: mains water, electricity and basic sanitation.

In this house, you will have the option of renovating the existing structure or building the already approved project, choosing the materials and finishes you want and creating your dream home!

Located 5 minutes from São Brás de Alportel, it has excellent access and is close to all the services you need for your daily life.

Just 20 minutes from the beaches and Faro International Airport, this plot combines the tranquillity of the countryside with the convenience of being close to the main towns in the Algarve.

Don't waste any more time and book your visit!

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