



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

Ref: Hallyday

Located on a quiet cul-de-sac, discover this single-storey villa with typical features, very well maintained and with a well-thought-out layout for everyday living.

Upon arriving at the property, you will find plenty of outdoor parking space and easy access to the garage with an automatic gate.

Climbing a few steps from the entrance, you will find a well-kept garden and a wall that borders the property. The house has a large entrance hall, 2 bedrooms with fitted wardrobes and air conditioning, and a shared bathroom. The third en-suite bedroom is very spacious and has access to the terrace and swimming pool. The hallway leads to the spacious, fully equipped kitchen with a pantry for storage, a dining room and a bright living room with a fireplace and direct access to the swimming pool.

At the rear of the house, with all the privacy you could wish for, you will find a large, well-kept, low-maintenance garden that is fully fenced. The outdoor kitchen is fully equipped and can be used in summer or winter as it has the functionality of opening/closing the existing awning.

The good-sized chlorine pool (9.5 x 4.5 metres) will cool you down on hot summer days.

On the upper terrace, you can enjoy the countryside views and soak up the sun on a sun lounger.

The garage has space for one car, plenty of storage, a laundry area and even a private bathroom.

 3 bedrooms	 3 bathrooms
 158 m <sup>2</sup>	 1018 m <sup>2</sup>
 2008	 Pool
<b>€ 725,000</b>	

### Features

- Proximity: Shopping
- Garage
- Pool
- Built year: 2008
- Air conditioning
- Fireplace
- Terrace
- Furnished
- Proximity: Open field
- Views: Mountain views
- Garden
- Automatic irrigation

The automatic gate leads to a very typical carport, made with a wooden structure and stone walls that can accommodate 3-4 cars.

The whole house is very bright and airy and has good finishes.

Comfort is ensured throughout the year with reversible air conditioning for heating and cooling in all rooms, and a fireplace with a heat recovery unit in the living room. Water is heated by a storage water heater.

The house is supplied by mains water and a septic tank.

The property is sold partially furnished.

Its location is perfect, just 5 minutes from São Brás de Alportel and only 20 minutes from Faro Airport.

São Brás de Alportel is known for being a flat town in the Algarve and therefore ideal for those who want to do their daily life on foot. There is no shortage of good restaurants and cafés, the bustling Municipal Market, an excellent variety of shops, several supermarkets, the museum which offers many classes and clubs, an indoor and outdoor swimming pool, tennis and padel courts and good medical services. The town is located on the edge of the beautiful Serra do Caldeirão and benefits from being half an hour's drive from Faro International Airport or the beaches of the Algarve.

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## Features

- Electric heating
- Internet connection available
- Closed fireplace
- Proximity: Public Swimming Pools
- Electric entrance gate
- Proximity: Pharmacy
- Septic tank
- Mains water
- Quiet Location
- Parking space
- Equipped kitchen
- Sealed land area
- Wifi Network
- Electric garage gate
- Safe
- Intertel por fibra ótica
- Energy Rating D