



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

Ref: Lancelot

Nestled in the beautiful Algarve countryside in a tranquil position and yet just a short drive to the popular town of Sao Bras de Alportel this very well presented villa sits in a fully enclosed plot with electric gates, a beautiful and mature planting scheme to the garden with terraced beds and a spacious swimming pool terrace with heated salt water pool.

Electric gates open onto a handsome calcada driveway that draws you towards the house, flanked by a beautifully planted garden with mature trees and shrubs and terraced beds that bring structure and colour to this enclosed plot. In addition to the very useful integrated garage, there is ample additional parking. Steps lead to a patio terrace: the ideal place to enjoy alfresco dining: this in turn leads up to the spacious swimming pool terrace with covered dining area.

The open-plan living space is light and bright, enjoying views across the valley, with working fire place to the sitting room area, a fully fitted kitchen and conservatory dining area. The master bedroom with en-suite bathroom enjoys sliding doors out to a private terrace. Two further double bedrooms share a shower room. Guest cloakroom with plumbing for washing machine.

Below the main living area of the house is the garage and a further independent room with en-suite facilities: an ideal home work space, gym or additional guest space. Exterior stairs to the house lead to a roof terrace and into the attic with good storage

3 bedrooms	3 bathrooms
184,5 m <sup>2</sup>	1984,5 m <sup>2</sup>
1994	Pool
<b>€ 650,000</b>	

### Features

- Proximity: Shopping
- Garage
- Pool
- Air conditioning
- Fireplace
- Terrace
- Solar orientation: South
- Proximity: Mountain
- Garden
- Double glazing
- Built year: 1994
- Solar system

space. The property benefits from solar.

For those enjoying the countryside and yet close to a bustling town, this property is a must to view. Faro International Airport and the Algarve Coast are within a 30 minute drive.

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## Features

- Internet connection available
- Closed fireplace
- Electric entrance gate
- Proximity: Pharmacy
- Septic tank
- Mains water
- Electric shutters
- Quiet Location
- Equipped kitchen
- Dishwashing machine
- Conservatory
- Sealed land area
- Uninterrupted views
- Wifi Network
- Rooftop terrace
- Heat Pump
- Mosquito nets
- Solar Panels
- Heated Pool
- Attic
- Energy Rating C