



## 4 Bedroom Villa For Sale in Estói

Ref: Ermelinda

A traditional-style villa situated in the peaceful haven of the picturesque village of Estói, renowned for its iconic palace and luxury hotel.

Set within a spacious, fully fenced plot of approximately 10,000 m<sup>2</sup>, this is undoubtedly the ideal property for those seeking the perfect balance between the tranquillity of country life and proximity to the town and all essential amenities.

The property features a borehole, a cistern and an automatic irrigation system, offering excellent conditions for enjoying the outdoor space and exploring the full potential of the land.

The house is spread over two floors:

On the first floor is the main living area, comprising an entrance hall, a living and dining room with a fireplace, 3 bedrooms, a full bathroom, a pantry, a kitchen and a balcony with excellent south and west-facing sun exposure.

On the ground floor, in addition to a spacious garage with space for 2 cars, there is also 1 en-suite bedroom, a living room, a kitchen, a pantry and a second full bathroom.

This ground floor also offers direct access to a large terrace with a barbecue, ideal for enjoying the fantastic Algarve climate and entertaining friends and family in complete comfort.

The plot already features a small vegetable garden and several fruit trees, whilst retaining a vast area with potential for new landscaping, agricultural or leisure projects.

 4 bedrooms	 3 bathrooms
 129,25 m <sup>2</sup>	 10260 m <sup>2</sup>
 1989	
<b>€ 650,000</b>	

### Features

- Garage
- Fireplace
- Borehole
- Terrace
- Furnished
- Built year: 1989
- Proximity: Open field
- Proximity: Hospital
- Barbecue
- Automatic irrigation
- Balcony
- Solar orientation: West

The cistern has been designed so that it can easily be converted into a swimming pool in the future, and already features a room set aside for the machinery room.

Conveniently located just a few minutes drive from Faro, the international airport, the marina, restaurants, museums, shops and shopping centres, this property offers a rare combination of privacy, comfort and accessibility.

A perfect property for those seeking quality of life, tranquillity and comfort in the heart of the Algarve.

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## Features

- TV
- Thermoaccumulator
- Security alarm
- Electric entrance gate
- Septic tank
- Irrigation System
- Mains water
- Quiet Location
- Parking space
- Equipped kitchen
- Sealed land area
- Floors: 2
- Water Cistern
- Electric garage gate
- Energy Rating F