



## 4 Bedroom Apartment For Sale in Santa Bárbara de Nexe

Ref: Limoeiro

This lovely and completely renovated 4 bedrooms, 3 bathrooms apartment for sale is set in a private gated community of six apartments. Ideally located in the centre of the village of Santa Bárbara de Nexe, benefitting from all amenities being within a 2 minutes walk, including a supermarket, post office, restaurants etc. The village hosts a regular outdoor market and many traditional social events take place in the village. Faro Airport is just 10mins away, and the coast is also within 15mins drive.

Automatic gates lead to allocated secured parking area at the rear of the property, with a BBQ and garden area.

This first floor apartment has been constructed to a high standard and is full of natural light.

The apartment consists on the first floor: fully fitted kitchen/dining room and separate living room, both with access to sunny balconies with stunning sea/country views, two bedrooms, one with an en-suite bathroom, separate family bathroom, pantry/store/utility room.

The duplex level consists of a fabulous converted loft area with Velux windows, which also benefits from a separate bedroom and a family bathroom with bath/shower, WC, and wash basin. In addition, the open plan area offers both additional office / bedroom spaces.

The Apartment has air conditioning throughout, including in the loft bedroom, central

|                                                                                                          |                                                                                                        |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  4 bedrooms         |  3 bathrooms      |
|  205 m <sup>2</sup> |  0 m <sup>2</sup> |
|  2008               |                                                                                                        |
| <b>€ 380,000</b>                                                                                         |                                                                                                        |

### Features

- Built year: 2008
- Energy Rating C

vacuuming unit and video entrance system which lets you see and speak to callers before opening the front door.

Annual condominium charge is approximately 340 per year, which covers weekly clean of communal hall/stair areas, maintenance of garden area, communal electricity / water and other minor repairs to communal area.

Excellent opportunity to buy a high-quality property in the quiet and unique village in the heart of Algarve.

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

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