





## 3 Bedroom Villa For Sale in Santa Bárbara de Nexe

Ref: Coqueiro

Newly built house (construction completed at the end of 2020), fully equipped with modern amenities. The property features a heat pump that provides underfloor heating throughout the property, with radiators in the bedrooms and towel warmers in the bathrooms. It also includes a closed fireplace with a turbine, reversible air conditioning throughout, electric blinds, a security system and four outdoor surveillance cameras all linked to your phone, an automatic gate for vehicles, and a video intercom for the pedestrian gate.

This energy-efficient home boasts an A+ energy certificate, featuring aluminium windows and French doors with secure thermal double glazing. The exterior walls are insulated with 10 cm of polystyrene Cladding, while the ceiling is insulated with rock wool. The property sits on a flat, square, fully fenced plot of 3,040m<sup>2</sup>, adorned with a lawn, fruit, olive and palm trees and a selection of exotic flowers. An automatic irrigation system, fed by a borehole and a large 46m<sup>3</sup> tank equipped with a submersible pump, ensures the lush landscape remains vibrant. The house is connected to mains water and sewerage.

The property includes a large 11 x 5.5m swimming pool. Two solar panels on the roof provide domestic hot water, supplemented by a heat pump and electric resistance during cloudy weather. Nestled in a serene countryside setting with stunning views of the surrounding hills, this home is just 7 km from both Loulé and São Brás de Alportel,

 3 bedrooms	 4 bathrooms
 342,93 m <sup>2</sup>	 3040 m <sup>2</sup>
 2020	
<b>€ 1,050,000</b>	

### Features

- Main drainage
- Air conditioning
- Borehole
- Terrace
- Built year: 2020
- Views: Mountain views
- Double glazing
- Automatic irrigation
- Solar system
- Thermoaccumulator
- Security alarm
- Internet connection available

17 km from Faro Beach, and 16 km from Faro Airport.

The accommodation includes a spacious cellar of 95.19m<sup>2</sup>. The ground floor features a bright and airy living-dining room (50.61m<sup>2</sup>) with two large French windows (4.5m and 4m long), offering beautiful views of the garden and pool. There is a fully equipped kitchen, pantry, indoor technical room, and three large bedrooms, each with its own large closet and bathroom-WC. A separate WC for guests and a covered terrace of 30m<sup>2</sup> complete this level. On the first floor, there is an open area currently set up with a daybed and office, as well as a spacious 83.96m<sup>2</sup> terrace with breathtaking views of the countryside and hills.

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## Features

- Closed fireplace
- Electric entrance gate
- Mains water
- Electric shutters
- Parking space
- Heating
- Under floor heating
- Equipped kitchen
- Sealed land area
- Floors: 2
- Basement
- Water Cistern
- Office
- Energy Rating A+