



3 Bedroom Semi-detached house For Sale in São Brás de Alport

Ref: P25

Situated just outside the busy market town of Sao Bras de Alportel, this South facing ultra-low energy 3 double bedroom property has been built using high grade insulation wall blocks for both heat and sound, floor, and roofing elements from MUROBLOK/EUROMAC2, to give a comfortable constant ambient temperature 24 hours of the day. The property also benefits from a solar heated hot water system, heat recovery ventilation system, heating and colling using a heat pump and extraction of energy from the air, low consumption LED lighting, sliding patio door and windows with electric shutters, double glazing 24 mm thick, wheelchair access, interphone, and electric gate and sitting in a fully enclosed garden with swimming pool. Walk through the front door and you will find an open plan ground floor with living room with large double patio doors leading to the garden, a spacious open planned kitchen with separate fridge and freezer, an induction hob, extractor, extra-large in built oven, in built microwave, two kitchen sinks, a wine cooler and dishwasher: dining room with two large double patio doors also leading to the garden, a guest cloakroom, the master bedroom with en suite with walk in shower. The first-floor benefits from two good sized bedrooms each with fitted wardrobes, large double patio doors leading to a balcony. There is a good size shower room to the first floor also. A stunning 4.4 m high window is a central feature of the design of the house. Each bedroom is equipped with electric underfloor heating. The






 3 bedrooms	 2 bathrooms
 136 m ²	 600 m ²
 2023	
€ 730,000	

Features

- Semi-detached house
- 3 bedrooms
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bedrooms all have fully fitted wardrobes compete with interior fittings. The internal doors are generously sized and finished in oak. The house is equipped with pre-installed air-conditioning, electric radiators and a 200-litre hot tank heated by solar panels. The garden benefits from being fully enclosed, with a patio area off the kitchen with a pergola, an ideal place to entertain in the shade and terraces around the house and pool. The garage benefits from an electric door leading in and that at the other end leading into the garden it benefits from a large triple patio door leading into the South facing garden. The garage can double up as additional living space and benefits from the utility area where a washing machine will be installed as part of the fittings. This property offers the latest technology for sustainable living and early viewing is highly recommended. The plot is approximately 600 m², surrounded by low hard walls and fencing above. The pool is 32 m² and the property is connected to the mains water and agricultural water and mains sewage.

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

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