



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






Ref: P32

Situated just outside the busy market town of Sao Bras de Alportel, this South facing ultra-lowenergy 3 double bedroom property has been built using high grade insulation wall blocks forboth heat and sound, floor, and roofing elements from MUROBLOK/EUROMAC2, to give acomfortable constant ambient temperature 24 hours of the day.

The property also benefits from a solar heated hot water system, heat recovery ventilationsystem, heating and cooling using a heat pump and extraction of energy from the air, lowconsumption LED lighting, sliding patio door and windows with electric shutters, double glazing24 mm thick, wheelchair access, interphone, home automation, electric gate, full webcamsurveillance and sitting in a fully enclosed garden with swimming pool. You can control thehouse from your mobile.

Walk through the front door and you will find an open plan ground floor with living room withlarge double patio doors leading to the garden, a spacious open planned kitchen with separateAmerican style fridge, an induction hob, extractor, built oven, in built microwave, one kitchen sink and dishwasher: dining room with two large double patio doors also leading to thegarden, 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, largedouble patio doors leading to a balcony. Each bedroom benefits from an en suite

 3 bedrooms	 3 bathrooms
 136 m ²	 587 m ²
 1900	
€ 730,000	

Features

- Semi-detached house
- 3 bedrooms
- 3 bathrooms

bathroom with walk in shower.

A stunning 4.4 m high window is a central feature of the design of the house.






Each bathroom is equipped with electric underfloor heating. The bedrooms all have fully fitted wardrobes complete with interior fittings. The house is equipped with pre-installed air-conditioning, electric radiators and a 300-litre hot tank heated by solar panels.

The garden benefits from being fully enclosed, with a patio area off the kitchen with double size 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 30 m² and the property is connected to the mains water and agricultural water and mains sewerage.

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