RUSSELL & DECOZ
REAL ESTATE
Welcome HOME - since 1992

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Detached 3 bedroom luxury villa with pool, Hectares of Olive groves & amazing sea views. Moncarapacho

3

3

236 sqm m2

70458 sqm m2

CLASSE ENERGÉTICA

2 950 000 € Moncarapacho HOME2320V

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Experience refined living in this impeccably refurbished 3-bedroom luxury villa, set amidst serene olive groves in a prestigious location just outside Moncarapacho. Boasting a large heated pool, sauna, jacuzzi, workshop, and greenhouses, this property offers an unmatched blend of elegance and sustainability.

Modern Comfort & Energy Efficiency
Refurbished to perfection in 2021, the villa features state-of-the-art amenities, including:
• Photovoltaic and solar energy systems for reduced environmental impact
• Fully upgraded plumbing, electrical systems, and double glazing
• Premium kitchen appliances
• Efficient air conditioning and central heating throughout.

Breathtaking Location & Panoramic Views
Situated on the crest of a gentle hill, the villa enjoys a coveted south-facing orientation with sweeping views of picturesque olive orchards and the vast Atlantic Ocean.
Hidden within the olive grove lies a 187m² historic ruin, ideal for conversion into a charming guesthouse. Adjacent to the ruin is a large, original water tank perfect for transforming into a private guest pool.

Expansive Land & Olive Production
The property spans over 7 hectares, including:
• c.6 hectares of mature olive trees producing high-quality Picual, Frantoia, and Mecanilla olives
• Automatic irrigation and fertilization systems for efficient maintenance
• c.1 hectare of private grounds encompassing beautifully landscaped gardens, a long olive and rosemary lined cobblestone driveway, and leisure spaces

Sophisticated Interior Spaces - See plan
Upon entering from the north, the villa greets you with a spacious lobby featuring a cloakroom and closet. Key interior highlights include:
• Two inviting sitting rooms, perfect for relaxation
• A fully fitted, modern kitchen with an adjacent laundry room
• A formal dining room with garden and pool terrace access
The first floor offers:
• A large open space leading to an expansive terrace with stunning views
• Three bedrooms, including a lavish master suite with a private dressing room and en-suite facilities
• A centrally positioned guest bathroom.

Versatile Outdoor Features
The villa's exterior is designed for comfort and function, featuring:
• A garage currently used as a workshop, plus a small store room
• Three additional rooms for technical equipment
• Sauna, double carport with EV charging station, and a large water storage tank.

Greenhouses & Olive Business Potential
Among the olive groves, approximately 3,000 m² of greenhouses and a fully operational packing area with cloakroom available. This well-established property meets the high demand for premium-quality Portuguese olives, with Portugal ranking as the fourth-largest exporter of olive oil globally.

The video is available here: https://youtu.be/CR8RZJV8Zlw
This rare property offers an unparalleled blend of luxury living, investment potential, and sustainability in the heart of the Algarve.

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Features

• Fireplace

• Water: Mains supply, Cistern

• Sewage: Septic tank & soak away

• Construction overview: Reinforced concrete, Double brick, Concrete roof, Double glazing, Aluminium units, Fly screens, Tiled floors

• Air conditioning

• Kitchen: Fitted & equipped

• Security / alarms: Burglar, Video entrance, Manual shutters

• Parking: Garage, Carport, Open air, Paved driveway

• Garden details: Fully enclosed, Orchard, Petanque, Entrance gate - electric, Garden shed, Greenhouse, Irrigated - Automatic, Landscaped, Lawns

• Jacuzzi

• Proximity: Playground, Mountain, Beach, Shopping, Restaurants, City, Open field, Hospital, Airport, Pharmacy, Public Transport, Schools, Public Swimming Pools

• Pool details: Exterior pool, Inground, Tiled, Chlorine, Cover - electric, Heated - solar

• Private property

• Renovation year: 2021

• Location / access: In the countryside, Good access, Elevated, Not overlooked

• Views: Country views, Sea view, Garden, Panoramic views

• Electricity: Mains - 3 phase, Photovoltaic

• House water heating: Electricity, Solar

• Communications: Wi-fi, Internet, Fibre optics

• Heating: Electric, Oil, Wood burner, Radiators, Individual thermostats, Heated towel rails

• Air conditioning: Split units, Reversable, Dehumidifier

• Internal storage: Coat Closet, Pantry, Under stairs cupboard, Utility room, Wardrobes - fitted

• Furniture: Furniture negotiable, White goods

• Garden

• Outside space: Covered terrace, Terrace, Roof terrace

• Extras: Jacuzzi, Sauna, Separate laundry, Work shop, Cloakroom - wc

• Pool

• Pool size: 5 x 10

• Construction year: 1980

• Airport: 25 mins in the car

• Walking distance from: Shops, Restaurants, Schools, Bus stop, Coffee shop

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