REAL ESTATE PORTUGAL

SUPERB INVESTMENT OPPORTUNITY ALGARVE

REF: RSV100-975

Bedroom	Bathroom	House Area	Plot Area	Energy
8	9	319 sqm	1500 sqm	B-

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1 560 000 € | Ref: RSV100-975

O&O are privileged to offer buyers a rare opportunity to purchase a dual-purpose property designed in such a way that it is ideally suited to family living whilst also providing, should the buyer choose, a healthy income from holiday or long-term rentals. The villa in question is a family home situated within the Costa Vicentina national park on the Algarve's west coast, but is also, in part, a fully-operating business, as a guest house with studio and four hotel-type apartments. The beauty of this property is that it is so attractive yet so adaptable. The buyer would have three clear options; • Taking up the top floor accommodation as a family home, whilst renting out the various rooms beneath, which is the current purpose of the property; • Taking over the entire villa for single-family living, or • Running the property in its entirety as a hotel unit. But, of course, it is not just beauty that lies in the eye of the beholder, it is the chance to let one's imagination run free, in how one would perceive and utilise this beautiful property. The villa can be found in a desirable location, one of the best in the much sought-after locale of Vale da Telha, being in a cul-de-sac close to bars, restaurants and a family-run mini-market, and just a short distance to two of the finest beaches on Portugal's west coast. The small community of Vales with its own larger supermarket is just five minutes away, and there is also a bus service to the nearby historic town of Aljezur which, utilising one's own transport, is a mere 10-minute drive or thereabouts. But, within comfortable walking distance there are a good number of bars and restaurants in an area that is also popular with the surfing community, a further source of rental income. Briefly, this is a three-bedroom, three-bathroom villa which also has an additional four hotel-type rooms and a larger apartment. The house is accessed via the street-level upper ground floor which has a delightful entrance area leading into a large lounge that has the considerable, leading onto a large terrace overlooking the swimming pool and gardens. The upper floor accommodation also had a good-sized fully-fitted kitchen, three bedrooms and three bathrooms, the master being en-suite. The lower ground floor comprises the four hotel-type rooms, each with its own bathroom and entrance and which share the open (and fully-equipped) kitchen and communal lounge reception area. The four rooms also have their own sun-bathing, or al-fresco dining, terraces. Then, at right angles to the main house but still part of it, there is a larger studio apartment with kitchen area, bathroom, featuring a shower and bathtub. RSV100-975

Features list

- Heating
- Air conditioning
- Fitted wardrobes
- Fireplace
- Equipped kitchen
- Pool
- Garden
- BBQ• Garage
- Built year: 2008
- Laundry
- Wine cellar
- Storage / utility room
- Views: , , , ,
- Good rental income
- Security alarm• Double glazing
- Electric entrance gate
- Septic tank
- Irrigation System
- Security door
- Energetic certification:
- Mains water
- Fully fenced

https://oando.pt/westalgarve/

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While every care had been taken to ensure the accuracy of the description and details herein, it is only for guidance and they do not constitute part of an offer or contract