Welcome HOME - since 1992
RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Elevated, detached 3 bedroom villa with pool & amazing sea view, Near Moncarapacho

3

2

273 sqm m2

1960 sqm m2

CLASSE ENERGÉTICA

975 000 € Moncarapacho HOME2438V

+351 289 792 785 |
sales@russell-decoz.com
www.russell-decoz.com

These particulars are a guide & do not constitute any part of a legally binding contract or offer. No liability is accepted for errors in content, omission or mis-statement. Russell & Decoz Lda., does not give any warranty in relation to this property.

HOME2438V

Discover this perfectly located property offering a blend of comfort, space, and modern living. Originally constructed in 1991 and totaly renovated in 2005 with special attention to the water, and electric installations and insulation in the roof. More recently with double glazing, new bathrooms, underfloor heating in both bathrooms, and solar water system this home combines comfortable practicality with Mediterranean charm.

Outdoor Features
Steps lead down from the main house to a sparkling chlorine swimming pool, surrounded by paved terracing and a covered BBQ area — perfect for entertaining friends and family.
The mature garden benefits from automatic irrigation for ornamental trees and shrubs, while the remaining land features natural landscaping with several olive trees.
A shared borehole (new borehole pump installed summer 2025) - (shared with two neighboring homes, each with individual meters), ensuring a sustainable and cost-effective water source. Also hosting large private water storage tanque .
Entrance is via an electric gate opening into a charming cobblestone forecourt, offering both privacy and curb appeal.

Location & Lifestyle
This home provides the ideal balance of countryside tranquillity and modern convenience. The double glazing ensures year-round comfort, while the underfloor heating adds a touch of luxury in cooler months.

Property Highlights see plan.

- Master Bedroom: c.17 m² with elegant en-suite bathroom (6.40m²) built-in wardrobes and convenient store room.
- Spacious Open-Plan Living Area: 35.65m² with vented wood burning stove. Combined sitting and dining room for relaxed, modern living.
- Fully Fitted & Equipped Kitchen: 11.60m², ideal for home chefs.
- Summer Sitting Room: 21.25m² with wood burner and views over pool and to the sea horizon.
- Additional Bedrooms: Two large bedrooms (each 16.50m²) both with built-in wardrobes.
- Family Shower Room: 4.90m², stylish and practical.
- Garage / Storage: 18.50m² providing ample space for parking or additional storage.

Whether you're looking for a permanent residence, holiday home, or investment property, this charming home delivers.

These particulars are a guide & do not constitute any part of a legally binding contract or offer. No liability is accepted for errors in content, omission or mis-statement. Russell & Decoz Lda., does not give any warranty in relation to this property.

Features

- Fireplace
- Water: Shared supply, Borehole, Cistern, Filter
- Gas: Bottled
- Communications: Wi-fi
- Heating: Electric, Wood burner, Underfloor - electrical
- Air conditioning
- Kitchen: Fitted & equipped
- Furniture: White goods
- Garden
- Outside space: Covered terrace, Terrace
- Proximity: Playground, Mountain, Beach, Shopping, Restaurants, City, Open field, Hospital, Airport, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Pool details: Exterior pool, Inground, Liner, Chlorine, Under water lights, Pool shower
- Private property
- Renovation year: 2005
- Airport: 20 mins in the car
- Views: Country views, Good sea views, Garden, Panoramic views
- Electricity: Mains - 3 phase
- House water heating: Electricity, Solar
- Sewage: Septic tank & soak away
- Construction overview: Double brick, Wooden roof, Double glazing, Aluminium units, Fly screens, Tiled floors, Guttering
- Under floor heating
- Air conditioning: Split units, Reversable
- Internal storage: Utility room, Wardrobes - fitted
- Parking: Garage, Carport, Paved driveway
- Garden details: Fully enclosed, Orchard, Entrance gate - electric, Irrigated - Automatic, Natural
- Extras: Separate laundry
- Pool
- Pool size: 8 x 4 m
- Construction year: 1991
- Rates (/year): 550
- Location / access: In the countryside, Elevated, Not overlooked

These particulars are a guide & do not constitute any part of a legally binding contract or offer. No liability is accepted for errors in content, omission or mis-statement. Russell & Decoz Lda., does not give any warranty in relation to this property.

HOME2438V

+351 289 792 785 |

sales@russell-decoz.com
www.russell-decoz.com

These particulars are a guide & do not constitute any part of a legally binding contract or offer. No liability is accepted for errors in content, omission or mis-statement. Russell & Decoz Lda., does not give any warranty in relation to this property.