RUSSELL & DECOZ
REAL ESTATE
Welcome HOME - since 1992

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Detached 3 bedroom villa with pool and gardens. Near São Brás de Alportel

3
2
173 sqm m2
3500 sqm m2
CLASSE ENERGÉTICA

695 000 € São Brás de Alportel HOME2460V

+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.

HOME2460V

Charming 3-Bedroom Villa with Panoramic Countryside Views. Near São Brás de Alportel, Algarve.

Nestled in an elevated position with sweeping views of the rolling Algarve countryside, this beautifully presented 3-bedroom villa offers the perfect blend of comfort, charm, and convenience.
Situated in a peaceful hamlet just minutes from the bustling town of São Brás de Alportel, the property makes an ideal permanent residence, holiday retreat, or rental investment.

The historic town of Loulé lies within easy reach, while Faro International Airport and the golden beaches of the Algarve are just a 25-minute drive away.

Property Features
• 3 Spacious Bedrooms
• 2 Modern Bathrooms
• Living Area: 173.49 m²
• Plot Size: 3,500 m²
• Year Built: 2005
• Private Heated Swimming Pool
• Garage & Workshop/garden shed
• Mature, Low-Maintenance Gardens

Interior Highlights
Step inside to a bright and airy home designed with modern living in mind:
• Open-plan sitting & dining room with a wood-burning stove and sliding doors opening onto the terrace.
• Fully fitted modern kitchen, well-equipped with direct access outdoors.
• Ground floor bedrooms: Two double rooms, both served by elegant bathrooms featuring underfloor heating, Bluetooth music mirrors, AIRsteril air purification units, and stylish under-cabinet lighting.
• First-floor master suite: A generous double bedroom with its own private terrace and independent external stairs – perfect for privacy or guest use.

Outdoor Living
This villa truly embraces the Algarve lifestyle:
• Electric gates open to a private driveway, parking area, and detached garage
• Immaculately maintained Mediterranean gardens with mature olive, lemon, and orange trees.
• Expansive sun terrace surrounding the heated pool, offering space for sunbathing, entertaining, and alfresco dining.
• Secluded rear garden area with covered terrace, ideal for year-round outdoor living.
• Additional storage: garden shed with power and lighting, plus a dedicated log store.

Modern Comforts & Technology
• Double glazing with shutters and fly screens throughout.
• High-speed fibre broadband and 4 wired Ethernet
• WiFi-controlled air conditioning units.
• Alarm system for peace of mind.
• Automatic irrigation system for the gardens.
• Previously held AL rental license.

This charming villa combines traditional Algarve character with modern comforts, set against a backdrop of countryside views. Whether as a full-time residence or a holiday retreat, it offers the perfect balance of relaxation, convenience, and investment potential

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
- House water heating: Electricity
- Communications: Wi-fi, Internet
- Heating: Electric, Wood burner, Underfloor - electrical
- Air conditioning
- Kitchen: Fitted & equipped
- Parking: Off street, Garage, Driveway, Paved driveway
- Garden details: Partially enclosed, Entrance gate - electric, Garden shed, Irrigated - Automatic, Landscaped, Natural
- Proximity: Mountain, Restaurants, Open field, Schools
- Pool details: Exterior pool, Inground, Heated - electricity
- Private property
- Airport: 35 mins in the car
- Walking distance from: Restaurants, Schools
- Water: Mains supply, Cistern
- Sewage: Septic tank & soak away
- Construction overview: Reinforced concrete, Thermal insulated walls, Double brick, Concrete roof, Double glazing, Fly screens, Tiled floors, Wooden floors
- Under floor heating
- Air conditioning: Reversable
- Security / alarms: Security grills, Manual shutters
- Garden
- Outside space: Covered terrace, Terrace
- Pool
- Pool size: 8 x 4
- Construction year: 2005
- Location / access: In the countryside, Elevated, Neighbours but at good distance
- Views: Country views, Garden

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.

RUSSELL & DECOZ
REAL ESTATE
Welcome HOME - since 1992

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

HOME2460V

+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.