RUSSELL & DECOZ
REAL ESTATE
Welcome HOME - since 1992

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Beautiful 3+ bedroom villa with pool, guest annex, double garage, lake, sea views. Moncarapacho

4

3

278 sqm m2

13760 sqm m2

C
CLASSE ENERGÉTICA

1 799 000 € Moncarapacho HOME2502V

+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.

HOME2502V

Countryside Villa with Sea Views for Sale near Moncarapacho, Algarve

We are pleased to present one of the more desirable properties in the Eastern Algarve, perfectly positioned on elevated land to capture breathtaking views over the sea and surrounding countryside. This exceptional villa offers privacy, tranquillity, and convenience—making it an ideal permanent residence, holiday home, or investment opportunity in Portugal.

Prime Location in the Algarve
Located just minutes from the charming village of Moncarapacho for everyday essentials, and only 6 km from Olhão, this property combines peaceful rural living with easy access to modern amenities. Olhão is renowned for its vibrant daily fish and vegetable markets, large supermarkets, cinema, banks, and ferry connections to the stunning Ria Formosa island beaches.

Elegant Villa with Guest Accommodation
The main villa is built to a high standard and offers:
• 3 en-suite bedrooms
  o 2 on the ground floor
  o 1 self-contained suite on the first floor with private sitting room, kitchenette, bedroom, and bathroom
• Spacious and comfortable living areas.
• Underfloor heating, air conditioning, and a wood-burning fireplace for year-round comfort

In addition, a converted double garage provides a fully self-contained guest apartment featuring:
• Living room with kitchenette
• Bedroom and bathroom
• Private terrace

A charming garden/sun room, fully glazed on all sides, includes a built-in barbecue area—perfect for entertaining in all seasons.
Landscaped Gardens & Outdoor Living

Set within beautifully landscaped grounds, the property features:
• Extensive lawns, mature shrubs, and a variety of trees including pine, olive, carob, almond, and fig
• A small orchard.
• A decorative pond and a stunning 500m² lake with waterfall and Koi fish
• Fully automatic irrigation system

The outdoor living area is designed for relaxation and enjoyment:
• 10m x 5m saltwater swimming pool with underwater lighting
• Natural stone outdoor shower
• Spacious sun terraces surrounded by lush gardens

High-Quality Construction & Modern Features
Built with attention to detail and durability, the villa includes:
• Cavity wall insulation (Mate insulation)
• Waterproof floor membranes
• Electrically insulated underfloor heating throughout
• Pergola linking the main villa and guest accommodation
• Additional double garage at the end of a cobblestone driveway

Secure & Fully Equipped Property
The entire property is walled and fenced, with remote-controlled entrance gates ensuring privacy and security.
Additional features include:
• Private borehole water supply
• 25,000L cistern for irrigation and 5,000L for domestic use
• Water softening and filtration system
• Multiple boilers for hot water

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.

• 380V electricity with economical tariff
• Telephone line and alarm system installed
Algarve Property Investment Opportunity

This exceptional Algarve villa offers a rare combination of location, quality construction, and lifestyle features. Whether you are searching for a new home in Portugal, a countryside retreat with sea views, or a high-end property investment in the Algarve, this villa near Moncarapacho and Olhão is a must-see.
Contact us today to arrange a viewing or to receive further details about this exclusive property.

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: Mains supply, Borehole, Cistern, Filter
- Gas: Bottled
- Communications: Land line, Telephone
- Heating: Wood burner, Underfloor - electrical
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Central, Burglar, Manual shutters
- Parking: Off street, Double garage, Open air, Paved driveway
- Garden details: Fully enclosed, Bar-B-Q, Outdoor kitchen, Garden lights, Entrance gate - electric, Irrigated - Automatic, Landscaped, Lawns, Natural, Pond or lake
- Additional accommodation: Self contained, Garage conversion, Annex
- Proximity: Playground, Shopping, Restaurants, Open field, Pharmacy, Public Transport, Schools
- Pool details: Exterior pool, Inground, Tiled, Salt water, Pool shower
- Private property
- Rates (/year): 840
- Distance to beach: 10 minutes by car
- Views: Country views, Distant sea views, Good sea views, Garden
- Electricity: Mains - 3 phase
- House water heating: Electricity
- Sewage: Septic tank & soak away
- Construction overview: Reinforced concrete, Double brick, Double glazing, Aluminium units, Fly screens, Tiled floors
- Under floor heating
- Air conditioning: Split units, Reversable, Dehumidifier
- Internal storage: Under stairs cupboard, Utility room, Wardrobes - fitted, Wardrobes - free standing
- Furniture: Part furnished
- Garden
- Outside space: Covered terrace, Terrace, Roof terrace
- Extras: Tractor, Pizza / bread oven, Cloakroom - wc
- Pool
- Pool size: 5 x 10
- Construction year: 1999
- Airport: 30 mins in the car
- Location / access: In the countryside, Good access, Elevated
- Sea views from: Ground Floor, 1st Floor, Roof Terrace

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

HOME2502V

+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.