**Tel:** +351 912 770 303
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**670 000 € | Ref. FC645GTZ | Albufeira**

| 4 | 3 | ✖ | 175 sqm | 545 sqm | ✖ | 2000 |
|---|---|---|---|---|---|---|

Set within a quiet residential area of Caliços in Albufeira, this 2+1-bedroom villa offers a balanced lifestyle close to everyday amenities and the coastline. Positioned on a 545m² plot, the property combines generous interior space with a versatile outdoor area, making it well suited for both permanent living and investment. Its layout, natural light and potential for customisation create a solid base for those looking to adapt a home to their needs. The ground floor is designed for daily living, with a welcoming entrance hall leading into a spacious living room with fireplace and a large kitchen with additional storage. A practical bathroom with a shower completes this level. Upstairs, the property offers 2 bedrooms, including two with private balconies, alongside a family bathroom. The layout separates social and private areas, ensuring comfort and functionality. The basement adds valuable flexibility, featuring 2 further rooms and a bathroom.They can be adapted into a home office, gym, games room or additional storage. Recent upgrades include high-quality uPVC Aluplast Guardian Sun windows,...

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- Air conditioning pre installation
- Electric gates
- Washing machine
- Fitted wardrobes
- Walk-in wardrobe
- Fenced plot
- Closeness: Shopping, Beach, Golf course, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 2000
- Central location
- Electricity: Mains
- Floors: 3
- Fully fenced and gated
- Laundry
- Sealed land area
- Terrace
- Water: Mains
- Dishwashing machine
- Fireplace: Wood
- Refrigerator
- Equipped kitchen
- Log burner
- Garden details: Private
- Basement
- Balcony
- Drainage: Mains
- Energetic certification: C
- Fully fenced
- Parking place type: Interior
- Quiet Location
- Solar orientation: North
- Views: Urbanization view
- Windows: Double glazing