REAL ESTATE PORTUGAL

EXCLUSIVE AND IMMACULATE THREE BEDROOM VILLA, ALJEZUR

REF: RSV100-1030

Bedroom	Bathroom	House Area	Plot Area	Energy
3	2	179 sqm	790 sqm	D CLASSE ENERGÉTICA

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We are proud to offer to the market, and in particular to the discerning buyer seeking an immaculately-presented property, this villa in a fine location close to the Atlantic cliffs of the Algarve's quiet west coast. It also has easy access to Rota Vicentina and its walks along to the wonderful beaches of Monte Clerigo and Arrifana nearby. The villa, set in mature gardens, has three bedrooms, all with fitted wardrobes, the master also having the benefit of an en-suite with a bath. There is also a family or guest bathroom with shower The kitchen is a particularly striking and pleasing feature of the property, having recently been refitted and refurbished with the installation of a large central island with induction cooker. This attractive feature also serves as a breakfast bar. The owners have also kept the original cooker in situ, which would be an added benefit should one enjoy hosting dinner parties for a larger number of family and friends. There is plenty of cupboard space, backed up with a storage room off, and a good number of power points in a kitchen well designed for easy meal preparation. The lounge is pleasingly large, with an impressively-sized Salamander log burning fireplace, and with the added attraction of patio doors to the front and rear of the property. There is also ample room for a big dining table, one that could seat six or eight people should the new owners wish. The patio doors to the rear of the lounge provide outside access to a covered terrace, which also has its own patio doors in one area, making it suitable for use through all four seasons. The rest of this large covered terrace stretches along the back of the house with access from both the master bedroom, and also the kitchen, which is particularly useful bearing in mind the outside catering aspects of the property for al fresco dining. This is provided by an exterior barbecue in a purpose-built unit, with electrical points and a water supply. This unit also features an external covered shower with its own hot water supply, coming in useful after a dip in the recently-installed above-ground salt water swimming pool, with a state-of-the-art filtration system and steps up the gated decking area that enables safe access to the pool. The well-grassed gardens, surrounded by trees and flowers, are immaculate, and, along with the house, have been lovingly maintained over the years with no expense spared. The property also has it's own well for the water irrigation system and pool. There is also a spacious garage to the property, with direct entry into the house, a garage large enough to have been home to the family's camper van. The owners have also installed solar panels providing electricity to the property, backed up by the national network when necessary, and also solar water heaters. The villa is set in an attractive location, just a few minutes' walk to Atalaia Point, which takes in the Rota Vicentina and wondrous cliff views, with walks down to Monte Clerigo and Arrifana, both of which, alternatively, are just a few minutes' drive away. If you see this as your future forever home, as a holiday retreat or as a tourist rental investment, don't hesitate to get in touch with us for more details, or to arrange a viewing.

Features list

- Heating
- Fitted wardrobes
- Fireplace
- Equipped kitchen
- Pool
- Garden
- BBQ• Garage
- Built year: 2002
- Storage / utility room
- Views: , , , ,
- Good rental income
- Double glazing
- Borehole• Septic tank
- Attic
- Solar heating
- Irrigation System
- Energetic certification:
- Mains water
- Fully fenced

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