REAL ESTATE PORTUGAL

CONTEMPORARY NEWLY COMPLETED 4 BEDROOM VILLA

REF: RSV100-1042

Bedroom	Bathroom	House Area	Plot Area	Energy
4	5	247,5 sqm	495 sqm	A+ CLASSE ENERGÉTICA

REAL ESTATE PORTUGAL

CONTEMPORARY NEWLY COMPLETED 4 BEDROOM VILLA

874 000 € | Ref: RSV100-1042

O&O Portugal is proud to offer to the market—and to the most discerning buyers—one of the most stunning homes to be found on the Algarve's beautiful west coastline. Flooded with natural light via its many floor-to-ceiling windows and French doors—all of them fitted with electric shutters—this recently-constructed 4-bedroom villa that also has full air conditioning with build-in dehumidifiers is resplendent in its lovely open-plan design and its beautiful modern fittings. The house itself (238sqm on a 495sqm plot) has been sympathetically designed for 21st century living by one of the west coast's finest builders and his architect that makes it suited perfectly to either permanent living or as a peaceful holiday home. The living/dining room and kitchen share an expansive open space, with the living room hugely increasing that sensation of spaciousness by way of its double-height ceiling. The kitchen—with pre-installation for oven, refrigerator and microwave—benefits from a delightful kitchen island with a fitted induction hob, above which is an extraction fan. Also on this level are two ensuite bedrooms with fitted wardrobes, and a guest WC. The stylish staircase, a striking feature of the property with its glass-panelled railings that continue the sensation of spaciousness, leads up to the first floor and two further ensuite bedrooms that once again benefit from large built-in wardrobes. The corridor linking these rooms could effortlessly fit a desk for it to be used as an office/study for at-home working. One of the bedrooms benefits from a private balcony, and there is a further a large v-shaped balcony with shade cover that occupies a good part of the villa's south-west facing flank. The house further benefits from a large multi-car garage in the basement accessed by a ramp and an automated remote-controlled door. Here an area has been pre-plumbed for the installation of a washing machine, whilst the hot water boiler—fed by thermal solar panels on the roof to service the entire property—is also to be found in the garage. To the rear of the house is a 3x7m chlorine swimming pool easily adaptable to use as a saltwater pool, and a barbecue built from durable granite. The property is connected to mains water and the public sewage system and is also connected to the main electric grid. The house is located on Espartal, close to the hugely popular beach of Monte Clerigo—barely a 15-minute walk—yet situated in a quiet residential area that still affords quick and easy access to the nearby town of Aljezur, less than 10 minutes' drive away, to enjoy its restaurants, market, shops, banks, and medieval castle. Even closer are the many varied bars, restaurants, cafes and supermarkets of Vale da Telha and Vales, with the beach of Arrifana and its fishing port, just five or 10 minutes further in the car. For more information or to arrange a viewing of this highly desirable property, please contact… RSV100-1042

Features list

- Heating
- Air conditioning
- Fitted wardrobes
- Equipped kitchen
- Pool
- Garden
- BBQ• Garage
- Built year: 2023
- Laundry
- Storage / utility room
- Views: , , , ,
- Good rental income
- Double glazing• Electric entrance gate
- Solar heating
- Security door
- Energetic certification:
- Mains water
- Fully fenced

https://oando.pt/westalgarve/

OCEANCOUNTRY REAL ESTATE - Soc. Med. Imobiliária Lda | AMI:5653 | Rua Direita 44 LUZ-LGS

Email: leadswest@oando.pt | T: +351 282 768 703 (LUZ)

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