REAL ESTATE PORTUGAL

EXCEPTIONALLY UNIQUE PROPERTY WITH SEA VIEWS PLUS CONTEMPORARY 130M2 ANNEX

REF: RSV100-1053

Bedroom	Bathroom	House Area	Plot Area	Energy
3	3	338,1 sqm	3529 sqm	D CLASSE ENERGÉTICA

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2 995 000 € | Ref: RSV100-1053

Exceptionally unique single storey property with stunning views over the Atlantic Ocean and famous Black Rock of Praia da Luz. Ideally situated in one of the most sought after oldest residential areas in the very centre of the village of Praia da Luz, but offers both privacy and tranquillity, yet still only a 5/10 minute walk to the village amenities and beach. The property stands in approximately 1 acre of mature landscaped and lawned gardens, and is securely fenced and gated, it oozes charm and tradition within the main house, which was built by a reputable builder in the 70's and has had some refurbishment and extension over the years, with the contrast of the separate contemporary Asian Style 130m2 annex over two floors, designed some 10years ago by a local award winning architect, blending both the modern and traditional beautifully. The main property has well proportioned rooms and bathrooms, overlooking the pool area, which is accessed through large sliding french windows and easily maintained garden, and for any golf enthusiasts has a golf garden area with a green and bunker.Irrigation is by the property's own borehole. The accommodation on offer Main House: Spacious sitting dining room with fireplace cloakroom 3 bedrooms all en suite Office Fully fitted modern kitchen Large outdoor south facing covered terrace, Pool and BBQ areas Outdoor drying area Garage Annex Accommodation FIRST FLOOR 1 bedroom open plan ensuite with veranda Shower room/bathroom Outdoor terrace GROUND FLOOR Gym/Sitting Dining room Bathroom Double Car Garage Laundry Area Storage The Annexe is stylist and modern in every way , from the wood flooring throughout, the large filmed windows, modern open plan bathroom/bedroom area on the first floor, with its own private south facing terrace towards the sea. and at ground floor level a gym/yoga room that could also become a sitting/dining room with storage and bathroom, overlooking the Japanese style garden, there is also a large garage and workshop area, together with a laundry area. This property also benefits from: calcada driveway and parking area, Mains services, security shutters, alarm,video entry system, electric gate, Internet,borehole , air-conditioning, irrigation, partially double glazed, gas water heating, Ideal property for someone wanting to create a rental income/business from renting the annex or vice versa, whilst living in the annex and renting the villa. Alternatively with the plot as large as it is, there may be a possibility of using the land to develop a second property, making this a great investment opportunity. The property would also be a super family home or holiday rental/investment property, and is close to all the amenities in the area: Lagos the old city of west algarve just 10minutes away by car with its International Marina, 5 golf courses all in close proximity, the surfers paradise of the Costa Sao Vincente some 30minutes away and all the lovely beaches surrounding Praia da Luz and Lagos a short distance. Faro International Airport just some 45minutes on the main A22 Algarve Motorway. Viewing is by appointment only through our Head office in Praia da Luz, or by contacting one of the other offices in Lagos(2), Vale de Telha or Quinta da Lago REF:RSV100-1053

Features list

- Air conditioning
- Fitted wardrobes
- Fireplace
- Equipped kitchen
- Pool
- Garden
- BBQ• Garage
- Built year: 1969
- Laundry
- Storage / utility room
- Views: , , ,
- Security alarm
- Double glazing• Electric entrance gate
- Borehole
- Gym
- Irrigation System
- Energetic certification:
- Mains water
- Fully fenced

https://oando.pt/westalgarve/

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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