REAL ESTATE PORTUGAL

EXCLUSIVE T4 - SINGLE STOREY VILLA -PRAIA DA LUZ

REF: RSV100-1063

Bedroom	Bathroom	House Area	Plot Area	Energy
4	4	279,06 sqm	3100 sqm	D CLASSE ENERGÉTICA

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Amazing Opportunity!!! O and O West Algarve Portugal is delighted to offer to the market a villa that is a peaceful oasis of tranquillity, calm and solitude, yet one which lies just a short distance from the centre of Praia da Luz, and short drive to Lagos and Burgau and some of the Algarve's finest beaches. Vila Nilla is a large well-established property on a 3,100sqm plot—perhaps the largest in the immediate area—set amongst spacious gardens on a high point at the head of a cul-de-sac off, the road between Praia da Luz and Burgau. Benefitting from four double bedrooms and four bathrooms, the living accommodation of this substantial property is laid out all on one level, but it also has the benefit of a spacious roof terrace with sea views and a two-car garage in its sizeable basement beneath the attractive swimming pool terrace, with extensive storage areas. All of the rooms in the living areas are spacious and airy, making the villa either a beautiful family home or a holiday letting investment with the potential for impressive financial returns, subject to the buyer's wishes. Approached by a driveway rising through mature gardens up to the house, Vila Nilla presents a pleasing aspect further enhanced by internal inspection as it cannot be stressed enough how spacious all the rooms are in the villa, with pitched wood-beamed ceilings in some areas adding to the feeling of spaciousness. The front door opens into a large and attractive entrance hall, which is the focal hub of the home. To the left as you enter is the delightfully spacious lounge with its French doors opening onto the swimming pool terrace, followed by the dining room and the kitchen, which has a laundry room attached. The lounge, alongside the dining room and kitchen also opens onto the covered barbecue area outside, which is equipped with water, electricity and gas supplies for easy alfresco dining. From the entrance hallway, through an archway ahead and to the right, are the four double bedrooms, two of which are ensuite and all four of which benefit from fitted wardrobes, plus a large family bathroom. The large ensuite to the master bedroom has both a bathtub and a walk-in shower whilst another of the bedrooms has a recently refurbished ensuite, with walk-in shower. The owners have recently upgraded the pool pump and filtration systems and installed a new solar-heated water system. The south-facing pool terrace and the roof terrace, which both offer a high degree of privacy, benefit from the sunshine virtually from dawn to dusk. The extensive roof terrace has wide-ranging 360-degree views all round of the sea, over to Burgau, and to distant inland hills. Lovely gardens surround the villa on all sides, with pathways meandering through and amongst the flowers, bushes, shrubs and fruit trees and palm trees, several of which tower high above the gardens. For more information or to arrange a viewing, please contact us REF: RSV100-1063

Features list

- Fitted wardrobes
- Fireplace
- Equipped kitchen
- Pool
- Garden
- BBQ• Garage
- Built year: 1993
- Laundry
- Storage / utility room
- Views: , , , ,
- Good rental income• Attic
- Solar heating
- Irrigation System
- Energetic certification:
- 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