REAL ESTATE PORTUGAL

# T2 + 1 VILLA IN VALES, ALJEZUR

**REF: RSV100-1065**

| Bedroom | Bathroom | House Area | Plot Area | Energy |
|---|---|---|---|---|
| 2 | 2 | 120 sqm | 500 sqm | C |

REAL ESTATE PORTUGAL

# T2 + 1 VILLA IN VALES, ALJEZUR

**399 000 € | Ref: RSV100-1065**

The opportunity has risen for a buyer seeking a sunshine Algarvean home in an area surrounded by green fields within the Costa Vicentina National Park to now acquire such a property. This single-storey villa can be found within the small community of Vales, located close to the historic town of Aljezur and, despite its quiet location, is within a few minutes' drive of two of the West Algarve's most beautiful beaches, Monte Clerigo and Arrifana. And, for added convenience, the property is just a two- or three-minute walk to a bar, restaurant, café and supermarket. The entrance hallway leads, to the left, the main living room, which has a pellet burning fire, air conditioning and double French doors to front. This living room also leads into the dining room to the rear with delightful fully fitted kitchen off, the stove having six gas hobs. The kitchen also has direct access from the main hallway. Two French doors in the dining room open up to the rear of the property, which backs onto the Costa Vicentina National Park. This large garden area is a lovely suntrap, mostly paved with some neat areas of gravel, and several trees including an oranges tree. All of this is ideally suited for outside living or entertaining, a curtained pergola on artificial turf in one corner providing a particularly attractive place of relaxation. There is also a large wooden shed for storage, and plenty of space available in this garden area for the installation of a swimming pool, should the new owner so desire. Back in the central hallway, a corridor to the right leads first to a bathroom with walk-in shower, then, ahead, a double bedroom with mirrored wardrobes. To the left, and with double French doors onto the rear terrace, is the master bedroom with mirrored wardrobes, its ensuite having a small bathtub with shower attachment. Off this bedroom, accessed through it, is a further room currently used as a bedroom, but which could be easily converted into a walk-in dressing room, and which also benefits from a single French door opening onto the rear terrace. The front of the property has a good-sized covered seating area one side of the main entrance and, to the other, an integral garage accessed from a short driveway with double gates. For more details, or to arrange a viewing, please contact us at our Aljezur office REF: RSV100-1065

## Features list

- **Fireplace**
- **Garden**
- **BBQ• Garage**
- **Built year: 1976**
- **Views: , , , • Double glazing**
- **Energetic certification:**
- **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