Areeiro *- Loulé*

NEW MODERN VILLA

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MAPRO | Knight Frank

NEW MODERN VILLA

Nestled in the peaceful residential area of Vale Formoso, just minutes from Almancil, this contemporary three-plus-one bedroom villa blends sleek architectural design with practical functionality. Set on a generous plot, the property offers a refined lifestyle in the heart of the Algarve, close to golf courses, beaches, and all essential amenities.

The villa is surrounded by a spacious garden and features a private swimming pool, multiple terraces, and a concrete platform ready for a summer kitchen or outdoor dining area, perfect for relaxed entertaining.

Inside, the open-plan living and dining area is filled with natural light from large windows and offers seamless access to the garden. The ground floor includes a guest ensuite bedroom, while the first floor offers two further ensuite bedrooms, including the master suite with a walk-in dressing area.

The lower level houses the fourth ensuite bedroom, a garage, a laundry area, and a spacious multi-purpose room, ideal as a gym, home cinema, or office.

Comfort is assured year-round with air conditioning, underfloor heating on the ground and first floors, and solar panels for hot water.

Ideal as a full-time residence or investment property, this villa offers comfort and privacy, excellent energy efficiency, and a prime location in the Algarve's sought-after Golden Triangle.

REF **119**

FACTS & FEATURES

483 sqm | **1634 sqm** | **4** | **5**

€ 2 300 000

Ownership Private

Garden Fruit Trees, Landscaped, Terrace

Garage Yes

Air conditioning Split Units

Water System Mains Water, Domestic Hot Water (Solar Panel), Borehole

Furnished Negotiable

Beach 8Km

Golf 6Km

Airport 20Km

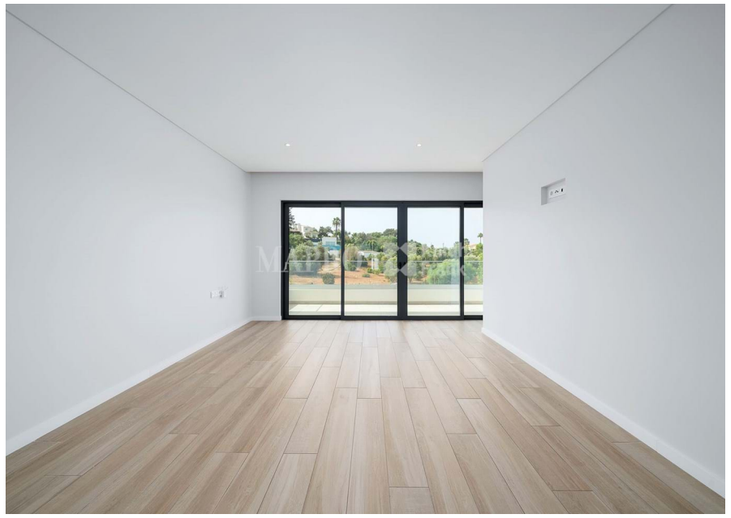
Constr. Year 2022

Renov. Year 2024

Swimming Pool Chlorine

Heating Underfloor heating (Hydronic)

Views Countryside, Pool, Garden

Features Multipurpose Room , Walk-in Wardrobe

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