Santa Bárbara de Nexe - *Faro*

CHARMING VILLA IN THE HILLS

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MAPRO | Knight Frank

CHARMING VILLA IN THE HILLS

Set within the gently rolling hills of Santa Bárbara de Nexe, this well-proportioned home offering a sense of space, tranquility and picturesque views of the Algarve coastline.

The character filled home unfolds with a simple and considered layout. A welcoming entrance hall with cloakroom leads into a spacious living room, where a wood-burning fireplace anchors the space and large sliding doors draw in natural light, connecting seamlessly to a sunlit terrace. From here, the views become part of everyday living, open, uninterrupted, and constantly shifting with the light.

The kitchen is fully fitted and equipped with Bosch appliances and flows comfortably into the dining area, creating a practical and sociable setting. A separate utility room sits discreetly to the rear.

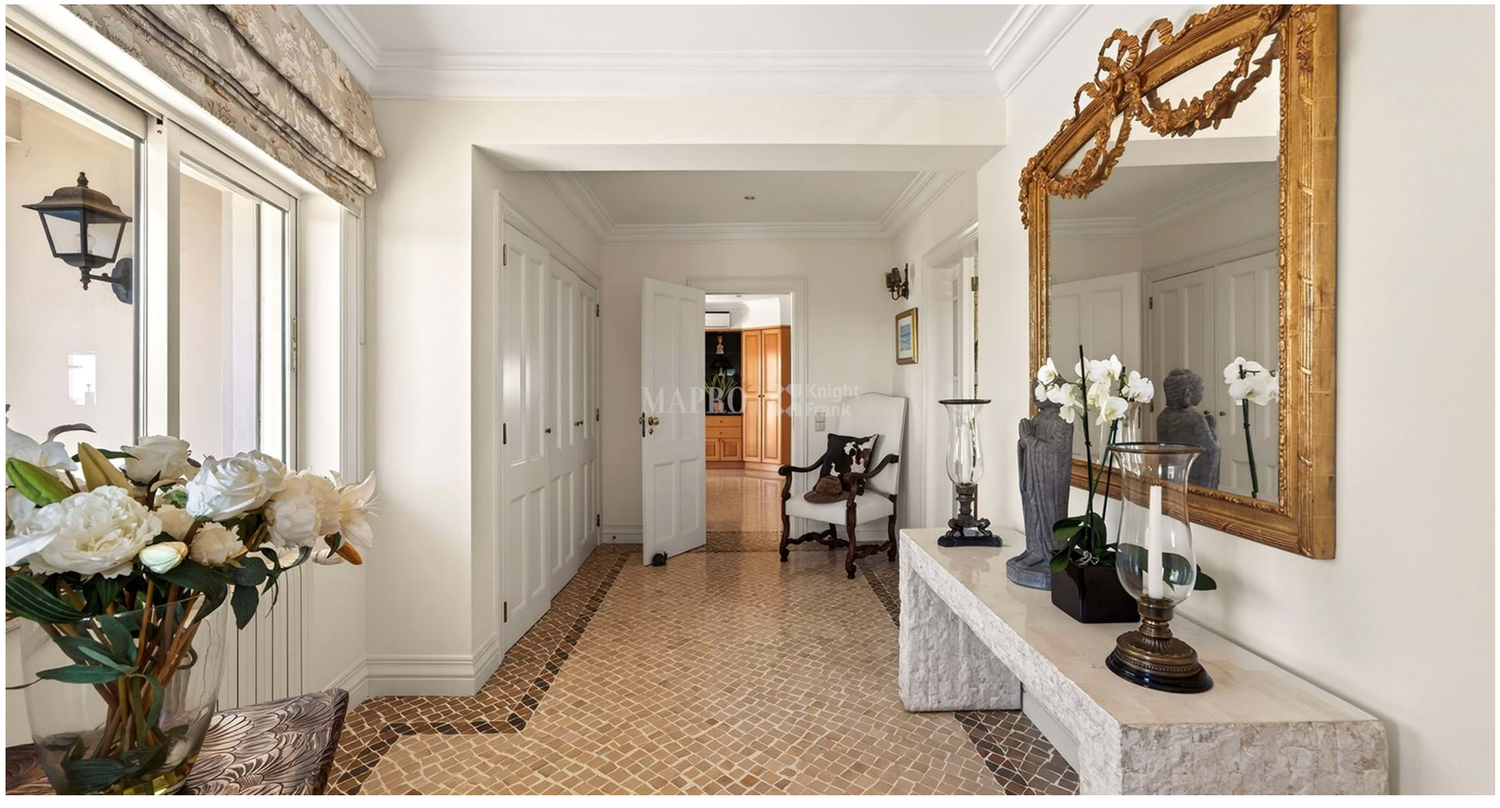
On the ground floor, there are two ensuite bedrooms with the principal suite on the first floor. A private retreat complete with dressing room, ensuite bathroom and a home office. A south-facing balcony extends from this level, framing the surrounding landscape and distant sea views.

Complementing the main residence, an independent annex provides further flexibility, with its own living area, kitchen, shower room and mezzanine bedroom.

Outdoors, the setting is equally considered. A south-facing swimming pool sits alongside a fully equipped outdoor kitchen, designed for long, unhurried days of entertaining or quiet enjoyment. The grounds are layered with a variety of mature planting, including an orchard and expansive lawn areas, all fully fenced with additional land extending beyond.

The property is equipped with gas central heating, solar panels for hot water and heating support, and air conditioning units for year-round comfort. A borehole, reaching approximately 360 metres, provides an additional water source alongside mains supply, and the property is connected to mains sewage. Two single garages and a technical room beneath the pool complete the practical features of the home.

Positioned just minutes from the village centre, this is a home balances everyday functionality with a slower, more grounded Algarve lifestyle.



REF **4325**

FACTS & FEATURES

477 sqm | **2240 sqm** | **4** | **5**

€ 2 850 000

Ownership Company

Garden Landscaped

Garage Yes

Air conditioning Split Units

Water System Mains Water, Borehole, Solar Panel

Fireplace Wood Burner

Furnished Negotiable

Beach 15Km

Golf 9Km

Airport 12Km

Constr. Year 2014

Swimming Pool Chlorine

Heating Central Heating

Alarm Yes

Views Sea, Countryside

Features Guest Cottage, BBQ

IMPORTANT NOTICE: These details are guidelines only. They do not form part of any contract and may change at any time without prior notice.