



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

2 bedroom villa with a guest suite & pool plus a quinta in excellent condition for remodelling.



3



3



289,00 m²



5389,00 m²



CLASSE ENERGETICA

650 000 €

São Brás de Alportel

HOME2008V



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These particulars are a guide & do not constitute any part of a legally binding contract or offer. No liability is accepted for errors in content, omission or mis-statement. Russell & Decoz Lda., does not give any warranty in relation to this property.



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Another exclusive listing of an extremely attractive property, providing a main house, a guest bed sitter and the potential for a completely independent stone cottage for guest or business use.

This beautiful villa sits well within its south facing plot teeming with trees, shrubs and little nooks for just sitting and enjoying this magical place. Enjoy the distant sea views from the tea house on the pool terrace, watch the wildlife going about its business in the large pond, potter about in the ample gardens or orchard, B-B-Q under the dappled shade of palm trees or start a new project in the secret garden through the gate. Feel secure with neighbours of mixed nationalities around but also feel completely private once within the main house and gardens.

The main house provides a spacious 2 bedroom one level home and under the extended pool terrace there is a bed sitter with en-suite shower room and on the northern extreme of the land is a stone built cottage that is currently used as a store room, workshop, and garage - this would make a lovely little pad for your family and friends when they come visiting or it could be used as rental unit.

Borehole 150m deep. Night storage heaters in the sitting room and kitchen. Natural stone door and window surrounds.

Russell & Decoz are pleased to present this exclusive listing to you and hope you will like it as much as we do.

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Features

- Heating
- Fireplace
- Private ownership
- Electricity: Mains - 3 phase, Cheap rate meter
- Gas: Bottled
- Communications: Internet
- House water heating: Gas
- Air conditioning: Split units, Reversible
- Internal storage: Wardrobes - fitted
- Security / alarms: Security grills, Burglar, Manual shutters
- Additional accommodation: Self contained, Annex, Bed sitter
- Proximity: Shopping, Restaurants, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Livestock arrangements: Pigsty
- Pool details: Inground, Tiled, Chlorine, Under water lights, Prepared for heating
- Location / access: Elevated, Not overlooked, Neighbours but at good distance, In hamlet, In the countryside, Good access
- Walking distance from: Coffee shop, Restaurants
- Views: Country views, Garden, Distant sea views
- Air conditioning
- Construction year: 1992
- Rates: 440 per annum
- Water: Mains supply, Borehole, Cistern, Private supply, Collects from roofs
- Sewage: Septic tank & soak away
- Construction overview: Tiled floors, Natural stone walls, Double brick, Thermal insulated walls, Concrete roof, Single glazing, Aluminium units, Double glazing, Ring beam system
- Heating: Electric, Wood burner, Heated towel rails
- Kitchen: Fitted & part equipped
- Parking: Garage, Paved driveway, Off street
- Garden
- Extras: Work shop
- Outside space: Terrace, Covered terrace
- Pool
- Pool size: 10 x 4
- Airport: 25 mins in the car
- Garden details: Orchard, Garden lights, Bar-B-Q, Irrigation - semi automatic, Landscaped, Pond or lake, Fully enclosed



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