



Welcome HOME - since 1992

**RUSSELL & DECOZ**  
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal  
AMI: 870

Delightfully restored 2 bedroom Quinta with the possibility of further construction & a swimming pool, near Estoi.



2



2



104,00 m2



3560,00 m2



CLASSE ENERGÉTICA

**450 000 €**

**Conceição E Estoi**

**HOME2155Q**



**+351 289 792 785 |**

**sales@russell-decoz.com**  
**www.russell-decoz.com**

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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A fully renovated farmhouse / Quinta with 3560 m<sup>2</sup> of land. It is possible to extend the house and construct a swimming pool if so desired. There are some neighbours nearby and the property is in a very quiet country area,

The house has an open plan concept with a fully equipped kitchen, living area and dining space with fireplace, the master suite has a private bathroom and closet and the 2nd bedroom has a large storage area, there is also a family / guest bathroom.

The outdoor space is a delight and undoubtedly invites you to spend time enjoying the environment, the eira "old threshing ground" is a beautiful space that has fantastic views of the mountains.

All materials in the restoration have been scrupulously chosen to create a property with refinement in a traditional Algarvian mode.

The property will be sold as you see it in the photographs and it has all the modern comforts you expect! Heated (and cooled) floors via heat pump, solar panels for hot water, high quality doors and windows, double glazing with argon gas and pre-installation for full air conditioning if you think you will need it.

The possibility of extending the construction has already been verified by a technician and allows an expansion up to 250 m<sup>2</sup> with swimming pool.

Russell-Decoz presents you an excellent opportunity, a quinta style property with all the requirements for permanent housing, a holiday home or investment. Certainly a property to consider.

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## Features

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- Fireplace
- Water: Mains supply, Cistern, Collects from roofs
- Gas: Bottled
- Communications: Sat dish, Cable, Wi-fi, Telephone
- Heating: Heat pump, Wood burner
- Air conditioning: Pre-installation
- Internal storage: Utility room, Wardrobes - fitted
- Furniture: Fully furnished, White goods
- Garden
- Outside space: Pergola, Terrace
- Proximity: Mountain, Open field
- Construction year: Pre51
- Location / access: In the countryside
- Views: Country views
- Electricity: Mains - 2 phase
- House water heating: Solar
- Sewage: Septic tank & soak away
- Construction overview: Ring beam system, Thermal insulated walls, Natural stone walls, Thermal insulated roof, Wooden roof, Double glazing, Tilt & turn units, Aluminium units, Thermal insulated floor, Tiled floors, Guttering
- Under floor heating
- Kitchen: Fitted & equipped
- Security / alarms: Entry phone
- Parking: Carport, Paved driveway
- Garden details: Easy maintenance, Entrance gate - electric, Garden shed, Natural
- Livestock arrangements: Dogs kennels
- Private ownership
- Airport: 20 mins in the car
- Walking distance from: Coffee shop





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