Welcome HOME - since 1992
RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Very attractive, detached 3 bedroom with pool, gardens and Fab country / sea view, near Estoi.

3

3

198 sqm m2

3500 sqm m2

CLASSE ENERGÉTICA

1 200 000 € Conceição e Estoi HOME2227V

+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.

HOME2227V

Welcome to the beautiful Eastern Algarve, where tradition and modern living meet. We are delighted to present to you a stunning villa, built to the highest standards by a quality craftsman in 2009. This well-located home is just outside a very traditional village in the Sotavento region, providing spacious and comfortable accommodation for a discerning buyer.

This villa provides two levels of living area and a large basement that would be ideal for an office, gym, or any number of uses. As you enter the house on the ground floor, you are greeted with an entrance lobby, sitting room with snug area, dining room that is open into a fitted and equipped kitchen, a separate laundry room, a family bathroom, and a double bedroom. The first floor offers a further two double bedrooms, each with private facilities. Of the two, the master bedroom also has a walk-in dressing room and a large private terrace that looks down over the gardens and pool area.

This villa is not isolated, but located at the edge of a small group of houses, ensuring total privacy. With other select villas in the area, this property offers convenience and live-in comfort, with breathtaking views of the surrounding landscape. The villa has been constructed with a demanding client in mind, and the workmanship and attention to detail are evident throughout.

If you are looking for a well-located home that offers both convenience and privacy, this villa is the perfect choice. With a large basement, spacious living areas, and stunning views, this property provides a unique opportunity for a discerning buyer. We believe that this house offers good value and the workmanship you would expect from a quality craftsman. Don't miss the chance to make this villa your dream home!

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.

Features

• Electricity: Mains - 3 phase

• House water heating: Electricity, Solar

• Sewage: Septic tank & soak away

• Construction overview: Reinforced concrete, Thermal insulated walls, Double brick, Thermal insulated roof, Concrete roof, Double glazing, Aluminium units, Wooden units, Fly screens, Thermal insulated floor, Tiled floors, Wooden floors

• Under floor heating

• Air conditioning: Split units, Reversable, Dehumidifier

• Internal storage: Basement, Pantry, Under stairs cupboard, Utility room, Wardrobes - fitted

• Furniture: White goods

• Garden

• Outside space: Covered terrace, Terrace, Roof terrace

• Proximity: Mountain, Restaurants, Open field

• Pool details: Infinity pool, Exterior pool, Inground, Tiled, Chlorine, Under water lights, Auto fill

• Private property

• Rates (/year): 400€ per year

• Location / access: In the countryside, Good access, Elevated, Not overlooked

• Water: Mains supply, Cistern

• Gas: Bottled

• Communications: Sat dish, Wi-fi

• Heating: Electric, Heat pump, Underfloor heating - water, Underfloor - electrical, Heated towel rails

• Air conditioning

• Kitchen: Fitted & equipped

• Security / alarms: Burglar

• Parking: Carport, Driveway, Paved driveway

• Garden details: Easy maintenance, Entrance gate - electric, Irrigated - Automatic, Natural

• Extras: Separate laundry

• Pool

• Pool size: 4.5 x 9

• Construction year: 2009

• Airport: 15 mins in the car

• Views: City lights, Country views, Sea view

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.

HOME2227V

+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.