



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Stunning 5 bedroom Villa with heated Pool, Garage, Sea views & landscaped gardens, near Loulé.



6



5



385,00 m2



12500,00 m2



CLASSE ENERGETICA

1 950 000 €

Loulé

HOME2305V



+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.



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

HOME2305V

Situated in the serene hills just a short 3-minute drive from Loulé, this magnificent Villa boasts 5 or 6 spacious bedrooms. Nestled amidst the tranquil landscape, this elevated property offers breathtaking views of the sea and countryside, surrounded by beautifully manicured gardens. A charming outdoor space sets the perfect ambiance for dining under the stars.

Originally constructed in 2008, this Villa underwent a complete refurbishment in 2016. Spanning three floors, it encompasses a generous built area of 385 m², within a fenced plot of land measuring 12,500 m².

Upon entry, the main door leads into a spacious entrance lobby, from which the staircase ascends to the first floor and descends to the basement. The ground floor welcomes you with an airy open-plan sitting room, adorned with a fireplace, seamlessly transitioning into a dining area. Sliding doors open up to a fully equipped, contemporary kitchen with access to a spacious terrace. Additionally, the ground floor hosts 3 bedrooms and 3 shower rooms, ensuring ample accommodation for guests. The first floor is dedicated to the luxurious master bedroom, complete with full en-suite facilities. Sliding doors lead to a roof terrace, offering panoramic views of the picturesque countryside and sparkling sea.

The basement level comprises a pantry/storage room, a bedroom with a shower room, and a versatile games room that could easily be converted into a 6th bedroom. Outdoor access leads to the garage, equipped with a technical room.

Additional notes.

Pre-installation to hook up to public drainage system.

Automatic PH machine on the swimming pool.

The existing energy certificate does not accurately represent the current condition of the residence.

+351 289 792 785 |

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

Features

- Fireplace
- Water: Private supply, Mains supply, Borehole, Cistern, Filter, Softener
- Gas: Prepared for
- Communications: Smart House, Sat dish, Wi-fi, Internet
- Heating: Heat pump, Solar, Open fire, Central system, Radiators, Individual thermostats, Heated towel rails
- Air conditioning: Reversible, Split units, Dehumidifier
- Internal storage: Airing cupboard, Basement, Utility room, Wardrobes - fitted
- Parking: Off street, Basement garage, Carport, Open air, Paved driveway
- Garden details: Bar-B-Q, Garden lights, Childrens play area, Fully enclosed, Entrance gate - electric, Irrigated - Automatic, Landscaped, Lawns
- Additional accommodation: Garage conversion
- Proximity: Mountain, Restaurants, City, Hospital, Airport, Pharmacy, Public Transport
- Pool details: Exterior pool, Inground, Tiled, Salt water, Cover - manual, Heated - heat pump, Under water lights, Pool shower, Auto fill
- Construction year: 2008
- Rental license n°: 77481/AL
- Location / access: In the countryside, Good access, Elevated, Not overlooked, Neighbours but at good distance
- Electricity: Mains - 3 phase, Photovoltaic
- House water heating: Solar, Heat pump
- Sewage: Septic tank & soak away, Mains near by
- Construction overview: Ring beam system, Concrete roof, Double glazing, Aluminium units, Fly screens, Tiled floors
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Entry phone, Central, Burglar, CCTV, Manual shutters
- Garden
- Outside space: Covered terrace, Terrace, Roof terrace
- Extras: Central vacuum
- Pool
- Pool size: 5 x 10m
- Renovation year: 2016
- Airport: 35 mins in the car
- Views: City lights, Country views, Distant sea views, Good sea views, Garden, Panoramic views



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

HOME2305V



+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.