



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Versatile 5 bedroom villa, divided into two self contained units with pool, near São Brás de Alportel.



5



4



246m² m²



4066m² m²



CLASSE ENERGÉTICA

699 000 €

São Brás de Alportel

HOME2307V



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HOME2307V

Situated within a short stroll of the thriving historic district of São Brás de Alportel in the Eastern Algarve, this adaptable villa presents an enticing investment opportunity. Offering two independent living spaces suitable for rentals or accommodating an extended family.

Originally built in 1974 to a robust standard, the property underwent a comprehensive renovation in recent years, incorporating the plumbing, electricity and sewage systems, installing new air conditioning, windows, doors and shutters, new floors, bathrooms, kitchens and terraces, interior and exterior painting and the swimming pool renewal. Consisting of two floors, it comprises two self-contained units. The ground floor features three bedrooms, each with its own private bathroom, a cloakroom, a sitting room with a fireplace, and a newly furnished, equipped kitchen. Upstairs, there are two double bedrooms sharing a bathroom, along with another sitting room with a fireplace, a modern kitchen, a dining area, and two generously sized terraces.

A separate staircase from the first floor leads to a small terrace and grants access to a spacious and practical storage area/attic.

Occupying two plots of land totalling approximately 4066m², the property boasts a recently revamped 9 x 5 meter saltwater pool situated at the higher level of the land, surrounded by a large expanse of cobblestone terracing.

Perched in an advantageous elevated position, the villa is complemented by newly landscaped gardens in the front, showcasing an array of native and tropical trees, as well as flourishing shrubs and flowers. Additionally, the property encompasses two orchards with various fruit and nut trees, a vegetable patch, grape vines, Carob, and Olive trees.

Access to the villa is convenient, with a short track leading directly to the gated cobblestone forecourt. Moreover, the property benefits from its proximity to São Brás de Alportel, providing easy access to a diverse selection of restaurants, several large supermarkets, a fresh fish and produce market, schools, pools, and more.

Features

- Fireplace
- Water: Mains supply, Borehole, Cistern, Well
- Sewage: Mains connection
- Construction overview: Ring beam system, Concrete roof, Double glazing, Aluminium units, Fly screens, Tiled floors
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: CCTV, Electric shutters, Manual shutters
- Parking: Off street, Open air, Paved driveway
- Garden details: Bar-B-Q, Outdoor kitchen, Orchard, Easy maintenance, Fully enclosed, Entrance gate - electric, Garden shed, Irrigated - Automatic, Natural, Vegetable plot
- Extras: Separate laundry
- Pool
- Pool size: 9 x 5
- Construction year: 1974
- Rates: 500€ per year
- Location / access: In the countryside, Good access, Elevated
- Views: Country views, Garden
- Electricity: Mains - 3 phase, Photovoltaic
- House water heating: Electricity, Solar
- Communications: Wi-fi, Fibre optics
- Heating: Electric, Wood burner, Open fire
- Air conditioning: Reversable, Split units, Dehumidifier
- Internal storage: Utility room, Wardrobes - fitted
- Furniture: White goods
- Garden
- Outside space: Covered terrace, Terrace, Roof terrace
- Proximity: Playground, Mountain, Shopping, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Pool details: Exterior pool, Inground, Tiled, Salt water, Under water lights, Pool shower, Auto fill
- Private ownership
- Renovation year: 2020
- Airport: 25 mins in the car
- Walking distance from: Shops, Restaurants, Schools, Doctor, Bus stop, Public pool, Gym, Coffee shop



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