



Welcome HOME - since 1992
RUSSELL & DECOZ
 REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
 AMI: 870

Attractive detached, energy-neutral 2 bedroom Villa with panoramic sea views near Loulé.



2



2



177 sqm m2



344 sqm m2

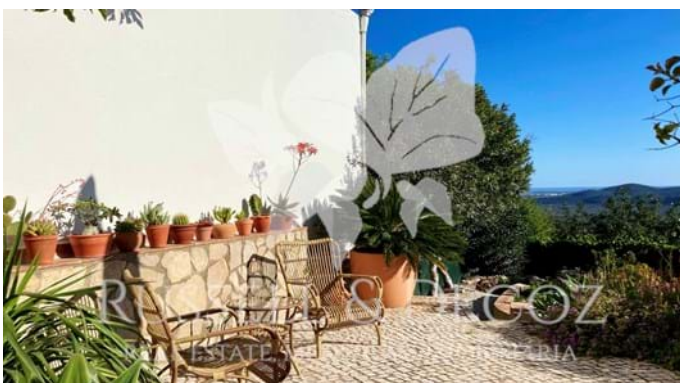


CLASSE ENERGÉTICA

675 000 €

Loulé (São Sebastião)

HOME2324V



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HOME2324V

Attractive, detached 2 bedroom Villa with panoramic sea views, located near Loulé in the hills above the Central Algarve Coast. The Quinta dates from before 1951, has 60cm thick natural stone walls and was recently carefully restored to a high-standard and energy efficient Home (A+).

The villa underwent a comprehensive renovation in 2000 and again in 2023, ensuring a high level of comfort. The ground floor now features a brand-new kitchen, a dining room with a German central wood stove, and a double bedroom with a refurbished bathroom, complete with new plumbing and fittings. An indoor garage/storage room with a fire door that opens to the dining room.

Ascending the stairs from the dining room, you enter the spacious living room on the 1st floor, a blend of traditional and modern, exuding a warm ambiance and tasteful design with light beamed ceilings, exclusive oak wood parquet floors and stunning views of the valley, hills, and the sea. When evening falls, the lights of Loulé, Faro, Quarteira, and Villamoura provide enticing views. The double bedroom on this floor comes with a fitted wardrobe, air conditioning and an adjoining fully refurbished bathroom with a bath, shower stall, underfloor heating, and panoramic views all adding to the luxurious ambiance. Balconies with new exposed balustrades offer access to the external staircase that takes you to the roof terrace providing even better views of the countryside and sea.

The walled, low-maintenance garden is beautifully designed and features a variety of 'Nooks & Crannies' to relax and enjoy the views! Additionally there is pre-installation for a potential Jacuzzi or plunge pool and a 12m³ closed tank collecting rainwater with pre-installation for an irrigation system.

A significant 2023 investment includes 16 SHARP photovoltaic panels (410wp) with an SMA hybrid inverter of 10 kilowatts and an 11 Kwh battery storage (semi off-grid). This investment also covers additional cabling, Rolear protection units, a smart meter, and a photovoltaic production meter. Recently added equipment includes an energy-efficient Vaillant heat pump (200 ltr), a water purification system, and an Osmosis Reverse drinking water system, all with full warranty.

The remarkable investment extends to the first floor, where luxury outdoor window awnings from the esteemed brand "Weinor" have been installed all around.

We are delighted to exclusively present this new home to you, and invite you to book a viewing at your soonest availability.

Features

- Fireplace
- Water: Mains supply, Cistern, Collects from roofs, Filter, Softener
- Sewage: Closed system
- Construction overview: Natural stone walls, Thermal insulated roof, Concrete roof, Wooden roof, Double glazing, Tilt & turn units, PVC units, Tiled floors, Guttering
- Air conditioning
- Kitchen: Fitted & equipped
- Furniture: White goods
- Garden
- Outside space: Pergola, Terrace, Balcony, Roof terrace
- Private property
- Rates (/year): 326.00 p/anum
- Location / access: In the countryside, Good access
- Views: Country views, Sea view, Panoramic views
- Electricity: Mains - 3 phase, Photovoltaic
- House water heating: Electricity, Solar
- Communications: Wi-fi, Internet
- Heating: Electric, Wood burner
- Air conditioning: Reversable, Dehumidifier
- Internal storage: Wardrobes - fitted
- Parking: Off street, Garage, Open air, Paved driveway
- Garden details: Fully enclosed, Easy maintenance, Entrance gate - manual, Entrance gate - electric
- Proximity: Playground, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Airport, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Renovation year: 2023
- Airport: 20 mins in the car
- Walking distance from: Restaurants, Bus stop, Coffee shop



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