



Welcome HOME - since 1992
RUSSELL & DECOZ
 REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
 AMI: 870

End of terrace 3 bedroom townhouse, walking distance to all amenities / facilities in São Brás de Alportel



3



3



160 sqm m2



160 sqm m2



CLASSE ENERGETICA

360 000 €

São Brás de Alportel

HOME2327T



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A charming three-bedroom family home situated at the quiet end of a terrace, conveniently close to schools and shops in São Brás de Alportel. This well-constructed villa, built in 2003, provides a comfortable living space with modern amenities.

Spread across two floors, this delightful property serves as an ideal residence for families. Its prime location near the vibrant town of São Brás de Alportel ensures easy access to schools, shops, and other essential amenities. Positioned at the end of a row of similar homes, each villa has its private garage at the front, with the communal area offering two allocated parking spaces for each residence.

The villa features a private enclosed rear terrace, complete with a built-in BBQ and washing facilities, overlooking an open field. On the ground floor, the accommodation comprises a private garage with direct access to the house, a downstairs cloakroom, a fitted and equipped kitchen, and a spacious sitting room with a pellet fire and dining area. The sitting room opens onto the private rear terrace, providing a useful outdoor space.

The first floor boasts three double bedrooms, each equipped with fitted wardrobes, balcony access, air conditioning, and central heating radiators. The master bedroom includes a newly appointed en-suite shower room. Additionally, one of the bedrooms provides access to a convenient attic/storage area with electrical supply. A family bathroom serves the remaining bedrooms.

The heating system and electrical towel rails are efficiently serviced by the pellet burner, supported by solar panels on the roof and a new gas boiler. Recently installed air conditioning system covers the entire house, ensuring a comfortable living environment. Although the energy certificate may not fully reflect the recent upgrades, the house offers a high level of comfort and functionality.

Exclusive viewings of this wonderful family home are available through Russell & Decoz.

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Features

- Fireplace
- Water: Mains supply
- Gas: Bottled
- Communications: Cable, Wi-fi, Fibre optics
- Heating: Electric, Pellet burner, Central system, Radiators, Heated towel rails
- Air conditioning: Split units, Reversible, Dehumidifier
- Internal storage: Attic space, Under stairs cupboard, Wardrobes - fitted
- Furniture: White goods
- Garden details: Bar-B-Q
- Extras: Separate laundry, Cloakroom - wc
- Private property
- Airport: 20 mins in the car
- Walking distance from: Shops, Restaurants, Schools, Doctor, Bus stop, Public pool, Gym, Coffee shop
- Electricity: Mains - 2 phase
- House water heating: Gas, Solar
- Sewage: Mains connection
- Construction overview: Reinforced concrete, Double brick, Concrete roof, Double glazing, Aluminium units, Fly screens, Tiled floors, Guttering
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Manual shutters
- Parking: Garage, Paved driveway, Off street
- Outside space: Covered terrace, Terrace, Balcony
- Proximity: Playground, Mountain, Shopping, Restaurants, Open field, Hospital, Airport, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Construction year: 2003
- Location / access: In town, Good access
- Views: City lights, Distant sea views



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