



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Spacious, Detached 4 bedroom villa with landscaped garden and a pool. Santa Bárbara de Nexe.



4



4



248 sqm m2



1440 sqm m2



CLASSE ENERGETICA

1 350 000 €

Santa Bárbara de Nexe

HOME2341V



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Nestled on the outskirts of the quaint village of Santa Bárbara de Nexe in the heart of the Algarve's central region, this sophisticated and expansive 4-bedroom villa presents a conveniently situated abode, close to local amenities and a brief drive from the coastline, airport, and the myriad offerings of the nearby "Mar" shopping centre.

The ground level of this residence features two generous double bedrooms with en-suite facilities, an additional bedroom or office space, a cloakroom with a shower, a fully equipped kitchen boasting Siemens appliances and a separate laundry area, a spacious open-plan living and dining area with a cozy fireplace, and a welcoming entrance foyer. Ascend to the first floor to discover a majestic master bedroom complete with a fireplace, a dressing room featuring a kitchenette, an en-suite bathroom, and two private terraces for moments of tranquillity.

Throughout the property, air-conditioning units ensure comfort year-round, while two wood burners in the living room and master bedroom, along with zoned electrical underfloor heating, offer additional warmth and coziness.

Outside, the mature, meticulously maintained gardens, adorned with lush foliage and enclosed for privacy, provide numerous charming seating areas and a delightful covered outdoor kitchen and dining space adjacent to the 9 x 5 meter swimming pool. With a cobblestone forecourt, verdant lawn, and an array of mature shrubs and trees, the exterior of this home is as inviting as its impeccably finished interior.

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Features

- Fireplace
- Water: Mains supply
- Sewage: Mains connection
- Construction overview: Reinforced concrete, Thermal insulated walls, Double brick, Thermal insulated roof, Concrete roof, Double glazing, Aluminium units, Fly screens, Thermal insulated floor, Tiled floors
- Under floor heating
- Air conditioning: Split units, Reversible, Dehumidifier
- Internal storage: Basement, Coat Closet, Pantry, Under stairs cupboard, Utility room, Wardrobes - fitted
- Furniture: Furniture negotiable, White goods
- Garden
- Outside space: Covered terrace, Terrace, Roof terrace
- Proximity: Playground, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Airport, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Pool details: Exterior pool, Inground, Tiled, Chlorine, Cover - manual, Under water lights, Pool shower, Auto fill
- Private property
- Rates (/year): 828
- Location / access: In village, Good access
- Views: Country views, Distant sea views, Garden
- Electricity: Mains - 3 phase
- House water heating: Electricity
- Communications: Wi-fi
- Heating: Electric, Wood burner, Underfloor - electrical, Zoned
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Central, Burglar, Video entrance, Electric shutters
- Parking: Off street, Paved driveway
- Garden details: Fully enclosed, Easy maintenance, Bar-B-Q, Outdoor kitchen, Garden lights, Entrance gate - electric, Garden shed, Irrigated - Automatic, Landscaped, Lawns
- Extras: Separate laundry, Cloakroom - wc
- Pool
- Pool size: 10 x 5
- Construction year: 2003
- Airport: 20 mins in the car
- Walking distance from: Shops, Restaurants, Schools, Doctor, Bus stop, Coffee shop



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