



Welcome HOME - since 1992

**RUSSELL & DECOZ**  
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal  
AMI: 870

**2 + 2 bedroom townhouse with private pool walking distance to the beach, Manta Rota.**



2



3



100 sqm m2



130 sqm m2



CLASSE ENERGETICA

**410 000 €**

**Vila Nova de Cacela**

**HOME2365T**



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Presenting a versatile 2-bedroom villa with a basement conversion that adds an additional 2 bedrooms, a sitting room, and a bathroom to the already spacious villa.. This property is conveniently located near both the golf course and the beach.

Constructed in 2007, well maintained, this lovely townhouse/villa is in excellent condition. Situated very close to the long, sandy "Praia do Manta Rota," beach known for its shallow and calm waters, and the Fabrica golf course, making it an ideal choice for holidays, rental investments, or as a permanent home. Additionally, Spain is just a 10-minute drive away, perfect for a quick change of scenery

Spanning three levels, the house includes a basement with 2 bedrooms, a cozy sitting area, and a bathroom. The ground floor features a fully equipped kitchen with breakfast bar, a cloakroom, and a sitting/dining room with access to the pool terrace that is complete with a built-in BBQ. The first floor offers 2 double bedrooms with fitted wardrobes and with en-suite facilities. Stairs from the first floor lead to a roof terrace with sea views and a storage room for your lounging equipment.

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## Features

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- Electricity: Mains - 2 phase
- House water heating: Gas
- Sewage: Mains connection
- Construction overview: Reinforced concrete, Double brick, Concrete roof, Double glazing, Fly screens, PVC units
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Manual shutters
- Parking: On street
- Garden details: Fully enclosed, Easy maintenance, Bar-B-Q
- Extras: Cloakroom - wc
- Pool
- Pool size: 4 X 4
- Construction year: 2007
- Airport: 45 mins in the car
- Walking distance from: Beach, Shops, Restaurants, Bus stop, Coffee shop
- Orientation: South
- Water: Mains supply
- Gas: Mains supply
- Communications: Cable, Wi-fi, Fibre optics
- Heating: Electric
- Air conditioning: Split units, Reversible, Dehumidifier
- Internal storage: Attic space, Basement, Wardrobes - fitted
- Furniture: Furniture negotiable, White goods
- Garden
- Outside space: Pergola, Terrace, Roof terrace
- Proximity: Playground, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Airport, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Pool details: Exterior pool, Inground, Tiled, Chlorine, Under water lights
- Private property
- Rates (/year): 680€
- Location / access: In village, Housing estate, Good access
- Views: Sea view



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