



Welcome HOME - since 1992

**RUSSELL & DECOZ**  
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal  
AMI: 870

**Delightful 3 bedroom country villa with pool & 5,560 m<sup>2</sup> plot. Near Moncarapacho**



3



2



97 sqm m2



5560 sqm m2



CLASSE ENERGETICA

**650 000 €**

**Moncarapacho e Fuseta**

**HOME2392V**



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This delightful villa, constructed in 2002, combines modern comforts with countryside charm. Centrally heated and set within a landscaped garden of approximately 800 m<sup>2</sup>, the property includes a swimming pool, a large garden shed, a BBQ area, and an additional field with potential for various uses.

Situated between Moncarapacho and São Brás de Alportel, the villa enjoys a tranquil rural setting, offering privacy and a peaceful atmosphere. The garden has been designed for easy maintenance, with the pool located adjacent to the house on the south side, looking into the country and hillside.. A small track separates the main garden from the additional field, which could be developed for recreational use or used for agricultural purposes.

The villa's accommodation includes a fully fitted and equipped kitchen with an adjoining utility room or pantry. It features two spacious double bedrooms, one with en-suite facilities. In the second bedroom, the en-suite bathroom is currently being used as a small bedroom but can be easily restored to its original purpose. A third bedroom and a family bathroom complete the sleeping arrangements. The sitting room, equipped with a wood burner, opens through patio doors to a covered south-facing terrace overlooking the pool. Two of the bedrooms also have direct access to the pool terrace, creating a seamless connection between indoor and outdoor spaces.

This property offers a range of modern comforts, including gas central heating with radiators and connections to the heated towel rails. Air Diakin conditioning is installed throughout, and the sitting room features a wood burner for additional warmth. Hot water is efficiently supplied by a solar-powered system supported by a 300-liter holding tank, a heat exchanger, and a 3-phase electrical supply. Energy efficiency is further enhanced by five photovoltaic panels, each producing 350 W.

The villa is equipped with a borehole that supplies an automatic irrigation system for the garden. A recently replaced pump ensures reliable operation. Household water is provided by a separate cistern fed by the borehole with a decalcification system.

The outdoor space includes a large garden shed, a BBQ area, and ample room for relaxation or entertaining. This well-maintained villa offers a perfect blend of modern amenities and rural charm, presenting a unique opportunity to own a beautiful home in the heart of the Algarve countryside with complete privacy assured.

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## Features

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- Fireplace
- Water: Borehole, Cistern, Filter, Softener
- Gas: Bottled
- Communications: Wi-fi, Fibre optics
- Heating: Gas, Electric, Wood burner, Central system, Radiators, Heated towel rails
- Air conditioning: Split units, Reversible, Dehumidifier
- Internal storage: Utility room
- Furniture: White goods
- Garden
- Outside space: Pergola, Covered terrace, Terrace
- Proximity: Mountain, Open field
- Pool details: Exterior pool, Inground, Liner, Salt water, Under water lights
- Private property
- Airport: 20 mins in the car
- Views: Country views, Garden
- Electricity: Mains - 3 phase, Photovoltaic
- House water heating: Electricity, Solar, Heat pump
- Sewage: Septic tank & soak away
- Construction overview: Double brick, Concrete roof, Double glazing, Aluminium units, Fly screens, Tiled floors, Guttering
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Manual shutters
- Parking: Paved driveway
- Garden details: Easy maintenance, Bar-B-Q, Partially enclosed, Entrance gate - electric, Garden shed, Irrigated - Automatic, Natural
- Extras: Separate laundry, Work shop
- Pool
- Pool size: 4 x 8
- Construction year: 2002
- Location / access: In the countryside, Not overlooked
- Orientation: South



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