



Superb spacious, comfortable Villa - 3 suites, studio, Man-cave, Pool & Garage.



4



4



549 m²



4843 m²



CLASSE ENERGÉTICA

€ 985.000

Loulé

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Sitting in 4,843m² of fenced land with good country views.

Something a little out of the ordinary with natural stone exterior walls. Offering bundles of space for everyone and having been constructed to a very high standard this property really should be on the short list to view as soon as possible.

Location: Private retreat in the hills, perfect area for hiking, to enjoy nature or listen to the sounds of silence. Private yet not isolated, access off a narrow tarmac country lane that continues to 1 more property. Area with some good quality properties owned by a mix of nationalities who enjoy peace & quiet. Loulé for shopping, various large super markets and social activities at ca. 12 min drive. Faro airport at 20 min and the superb sandy beach islands at 25 minutes drive.

Property description: Villa on 2 levels with registered areas 549 m² for the house and 102 m² for patio and pool sitting in a fenced sloping plot of 4843 m² with gardens and trees. U-shaped Good quality Villa purposely built in 2002 to become a comfortable family home with solid concrete foundations, XXL, well insulated & ventilated walls of 70 cm that consist of an interior wall, air cavity, insulation and solid natural stone exterior walls making the villa blend in with nature. White aluminium French doors & windows with double glazing and fly screens. All interior doors and wardrobes are solid Oak. Central A/C and cooling system that can be split.

Accommodation: Covered half circle terrace with a solid wood main front with 2 niches in the wall, entrance into a hall with a cloaks, lighted niches and access to an East & West of the villa. Wooden French doors give access to a spacious lounge-dining room 90m² with a central, highly efficient soap-stone wood burner, large patio doors that slide into the wall give access to a wonderful part covered terrace with a pergola, lovely country and sea view and grand steps going down to the pool area. There is a spacious fitted & part equipped country kitchen 45m² with base units, a central cooking island with large chimney/extractor, granite worktop with a double sink and dishwasher, a wood burner, breakfast area and still plenty of space to dance the Tango! Master bedroom 32m² with various fitted wardrobes and en-suite full bathroom with a Jacuzzi bath. 2nd Bedroom 29m² with a large fitted wardrobe and en-suite shower room. 3rd Bedroom 29m² with a walk-through dressing room 7m² with a fitted wardrobe and access to the en-suite shower room. Off the lounge you have an octagonal office 12m² with a door to the South facing terrace. Pantry-laundry 3.6m². There is a staircase in the East wing down to the double garage 28m², with a hidden workshop and the 4th bedroom or atelier or studio 46m² which is prepared for a kitchenette, has a shower room and a door to a private terrace with a pergola and a few steps down to the pool. In the West wing there is another staircase down to the 'man-cave' games room or superb wine cellar 45m² with A/C, a natural stone clad wall with arches and some high windows.

Features: water from a borehole of 235m deep, water cistern 170m³ under the terrace, septic tank with soak-away, electric hot water boiler with a 500 ltr storage tank, pre-installed for gas or solar panels, 3 Phase electricity on cheap-rate, telephone line with internet connection and Portuguese TV, SAT-dish. Low, hidden A/C units for heating & cooling in all rooms, this system could be split to have them functioning separately, super economical soap-stone wood burner in the lounge/dining room, wood burner in the kitchen. Large tiled pool 13.5 x 6.5m with underwater lights and Roman end surrounded by walled sun terraces on various levels, lovely views over the trees to the hills and sea in the distance. The property is walled & fenced and has 2 entrance gates, cobblestone driveway to the under ground garage and ample parking space. Space for a large carport on the West side of this villa. Spacious & good quality, comfortable home that has it all!



Features

- Construction year: 2002
 - Water: Borehole, Cistern, Private supply, Filter
 - Sewage: Septic tank & soak away
 - Construction overview: Tiled floors, Double brick, Thermal insulated walls, Concrete roof, Aluminium units, Double glazing, Fly screens
 - Heating: Electric, Wall, Wood burner
 - Kitchen: Fitted & part equipped
 - Parking: Integral, Off street, Basement garage, Double garage, Paved driveway
 - Additional accommodation: Guest suite
 - Outside space: Covered terrace
 - Airport: 20 mins in the car
 - Views: Country views, Garden
- Electricity: Mains - 3 phase, Cheap rate meter
 - Gas: Bottled
 - Communications: Sat dish, Wi-fi, Internet
 - House water heating: Pre-pared for solar, Electricity
 - Air conditioning: Central system, Reversible
 - Internal storage: Wardrobes - fitted, Basement, Utility room, Pantry
 - Security / alarms: Manual shutters, Internal shutters
 - Extras: Games room, Jacuzzi, Separate laundry, All round sound
 - Pool details: Inground, Tiled, Under water lights, Exterior pool
 - Garden details: Irrigated - Automatic, Easy maintenance, Fully enclosed



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