



Delightful renovated & extended 4 bedroom Quinta with Guesthouse & Pool.



4



4



183 m²



3720 m²



CLASSE ENERGÉTICA

€ 865.000

Santa Bárbara de Nexe

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Sitting in 3.720m² of beautifully maintained gardens.

Tastefully restored spacious family home with beautiful grounds located in a good neighbourhood hosting similar type properties. Found at the end of a little road with no passing traffic this property is a very nice little oasis for the larger family.

Location: Quinta in a semi-urban area the countryside at the end of a local tarmac road in good condition. Area with a mix of nationalities living in good quality villa's on large plots of land, very private yet not isolated. Loulé a central place in the Algarve can be found at only 10 minutes by car, it has several large supermarkets, a lovely old city centre with narrow roads meandering past little shops & eateries within the old city wall, there is a superb market hall, large variety of good restaurants, café's, shops, banks, a hospital and regular cultural events such the yearly MED-music festival the end of June, White-night in August and much more. From Loulé it is only 5 minutes to the MAR shopping mall with cinema's, outlet shops, DIY any IKEA. Beaches and golf courses to choose from at only 20 min drive. Faro airport at 15km.

Property description: Stylish renovated & extended Quinta with 4 bedrooms on 2 floors, registered covered area 183m² plus a 2 bed guest house and workshop, sitting in 3.720m² of fenced gardens. Quinta originally built early 1900, renovated & extended in 2003. Part of the 50cm thick natural stone walls were preserved, the extension has cavity insulated walls. Some high ceilings with new pole & wood roofs with, water proofing and old Roman roof tiles, traditional terracotta floor tiles throughout, wooden French doors & windows with double glazing, some with tapa-luz, fly-screens and shutters. Photo-voltaic panels provide electricity, underfloor heating run on a heat-pump, A/C in most rooms. Lovely fitted & part equipped traditional country kitchen in style with the Quinta. Covered BBQ area with an outdoor kitchen and fitted seating.

Accommodation: Main entrance door into a hall 11m² with the staircase to the 1st floor, a cloaks and access to 2 bedrooms of 14m² both with fitted wardrobes and en-suite bathrooms. From the hall access into a spacious dining room 23m² that is open plan to the fitted & part equipped country kitchen 14m² with wall & base units set in walls, a lovely restored chimney in a niche with a range cooker, stone worktop with a solid stone sink and saloon doors to a pantry/laundry room 8.6m². The dining room also has an arch into the spacious lounge 38m² with high ceilings, a feature wood-burner and 3 sets of patio doors take you to; a library/office 20m² and a covered terrace providing a superb outdoor living area overlooking the gardens and pool. On the 1st floor you have the master bedroom 28m² with A/C, en-suite full bathroom and walk-in wardrobe, a large covered and enclosed roof terrace 20m² providing a private lounge area or atelier, a storage room and a smaller bedroom 12m² with A/C. There is a lovely freestanding guest house with an open plan kitchen, lounge-dining room, 2 bedrooms and 2 bathrooms.

Features: Mains water, private borehole, cistern 6m³, Solar panels for hot water with 300ltr storage deposit, 3 Phase electricity, 2x septic tank with soak-away, gas house with 2 large bottles for cooking, underfloor heating run on a heat-pump that could also be connected to the pool, A/C and heat-wafers in various rooms. Saltwater liner Pool of 5 x 10m surrounded by a terracotta terrace with a covered pergola and lawns. Beautifully landscaped and maintained gardens with a pond, extensive lawns, shrubs, flowerbeds and a variety of palm, carob, olive a fruit orchard and herb & veggie flowerbeds on an automatic irrigation system. Property fenced with remote controlled entrance gates, cobblestone driveway and parking space under a carport for 3 cars. Workshop with various rooms, storage and tool shed. For those who love peace & quiet, yet don't want to be too isolated, this is the perfect place. Live in your own oasis!



Features

- Construction year: 1900
 - Electricity: Mains - 3 phase
 - Gas: Bottled
 - Communications: Wi-fi
 - House water heating: Solar
 - Air conditioning: Split units, Reversible
 - Internal storage: Wardrobes - fitted
 - Additional accommodation: Self contained, Annex
 - Outside space: Pergola, Terrace, Covered terrace, Roof terrace
 - Airport: 20 mins in the car
 - Views: Country views, Garden
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- Renovation year: 2004
 - Water: Mains supply, Borehole, Cistern, Private supply
 - Sewage: Septic tank & soak away
 - Construction overview: Wooden floors, Tiled floors, Natural stone walls, Double brick, Thermal insulated walls, Thermal insulated roof, Concrete roof, Wooden roof, Wooden units, Double glazing, Fly screens
 - Heating: Electric, Heat pump, Under floor, Wall, Open fire, Heated towel rails
 - Kitchen: Fitted & part equipped
 - Security / alarms: Manual shutters
 - Extras: Jacuzzi, Work shop, Separate laundry
 - Pool details: Inground, Liner, Salt water, Exterior pool
 - Garden details: Irrigated - Automatic, Landscaped, Vegetable plot, Lawns, Pond or lake, Fully enclosed, Bar-B-Q, Orchard



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