



Amazing, restored & extended 4 or 5 bedroom, 5 bathroom villa with pool.



5



5



322 m²



18800 m²



CLASSE ENERGÉTICA

€ 1.750.000

Conceição E Estoi

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Sitting in walled / fenced mature garden & orchard plot of 18.800m².

Originally built c. 1900, restored & extended 2003, completely refurbished 2017, a magnificent country house / manor house style property built for entertaining with extensive kitchen and sitting room, lovely pool area and views.

Location: Set in the country not far from the small prosperous town of Sao Bras de Alportel or Estoi to the South. With good access directly in to the walled / fenced property with large cobble stone parking areas and double garage.

Property description: A stone built construction from early 1900's, extended & restored in 2003 and more recently completely overhauled with new kitchens, central heating, solar water system, redesigned and irrigated gardens and more. Built over two levels with kitchen, sitting, snug / dining room, office, laundry, bedroom and two down stairs bathrooms. On the first floor there is a gallery over looking the sitting room, a master suite with dressing room and en-suite bathroom, 3 bedrooms (one with en-suite shower room) and another family shower room within a total covered area of c. 494m². Outside there is a new double garage, a totally refurbished pool of c. 6 x 11 with a wooden summer house and c. 18000m² of irrigated gardens, lawns and orchard.

Accommodation: Entrance into sitting room of 55m², right to newly fitted & equipped kitchen of 41m². Left to - laundry room / cloaks / store room of c. 5m². Dining room / snug of 14.5m², study of c. 12.7m² and bedroom 14.8m² with en-suite bathroom with brick vaulted ceiling. Wooden stairs from the sitting room lead to a gallery that goes in one direction to the master suite which comprises of: bedroom c. 14.8m², dressing area of c.5.3m² and bathroom / shower room of c. 6.2m². In the other direction there is a shower room of 4.9m², a double bedroom 14.6m², then a sitting room / 5th bedroom of 14.8m² and another bedroom 12.5m² this time with en-suite facilities of 6.5m².

Features: Water from borehole 204 metres with 2 cisterns. Mains service in the road. Water softener. 3 phase electricity with cheap rate meter. Solar panels and LARGE electric water heater (backup system). Private drainage - mains in the road. Double glazed window units. 2 double fronted wood burners vented to upstairs rooms. 21 thermostatically controlled granite room heaters. Fitted and equipped kitchen with work island all with with granite work surfaces and including:- extractor, integrated:- oven, hob, dishwasher, double fridge / freezer, micro wave, coffee maker and hot plate. Polished stone flooring in the sitting room. Hand made tiles and wooden floors elsewhere. Gallery over looking the sitting room. Built in storage. Exposed stone work through out. Wooden / beamed ceilings. Cork insulation in new walls, roof and ceilings. Exposed brick ceiling in one of the bathrooms. Copper wash basins. Antique stone cantorias (stone surrounds at windows and doors). Hand made antique interior doors. Mature automatic irrigated gardens and orchard - part fenced, part walled. BBQ. Remote controlled entrance gates and double garage door. 6 x 11 meter chlorine pool with gradual slope to deep end - all new pumps through out the house, pool and irrigation system. Service annex by the pool with shower room, sitting room and kitchenette area. Treated wooden lintels (made from old railway sleepers) over windows.



Features

- Construction year: 1900
 - Rates: 1400 per anum
 - Water: Mains supply nearby, Borehole, Cistern, Private supply, Softener
 - Communications: Wi-fi, Internet
 - House water heating: Solar
 - Kitchen: Fitted & equipped
 - Parking: Double garage, Paved driveway
 - Extras: Separate laundry
 - Pool details: Chlorine, Exterior pool, Inground, Tiled
 - Airport: 25 mins in the car
 - Garden details: Orchard, Irrigated - Automatic, Landscaped, Lawns, Fully enclosed, Garden shed, Bar-B-Q
- Renovation year: 2017
 - Electricity: Mains - 3 phase, Cheap rate meter
 - Sewage: Septic tank & soak away, Mains near by
 - Construction overview: Wooden floors, Tiled floors, Natural stone walls, Double brick, Thermal insulated walls, Thermal insulated roof, Wooden roof, Aluminium units, Double glazing, Ring beam system
 - Heating: Electric, Wall, Wood burner, Individual thermostats
 - Internal storage: Wardrobes - fitted, Airing cupboard, Utility room
 - Additional accommodation: Wooden house
 - Outside space: Terrace
 - Location / access: In the countryside, Good access, Elevated
 - Walking distance from: Coffee shop
 - Views: Country views, Garden, Distant sea views



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