



Up & Running B&B with 6 suites, large cellar and Pool.



6



7



438 m²



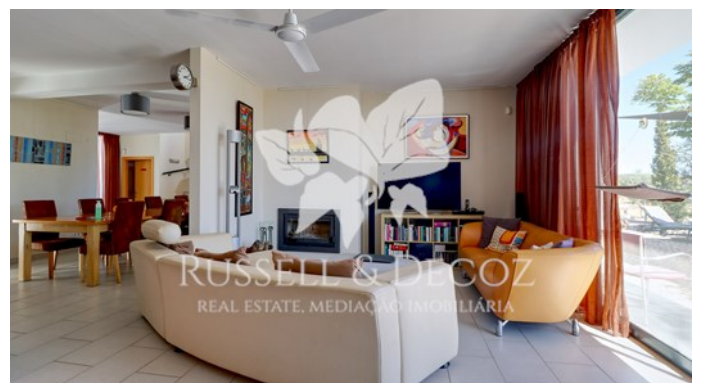
15318 m²



€ 965.000

Santa Catarina da Fonte do Bispo

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Sitting in 1,5 ha of gardens and wild land.

Looking for quality & room for the whole family or to run your own business? - look no further. An amazing contemporary build with an established business & regular clientele set in a quiet Eastern Algarve location off the beaten track, but not isolated.

Location: Contemporary Villa sitting in nature, very quiet and peaceful area with lovely views over the hills & countryside. Private yet not too isolated with access off a short dirt track, no direct neighbours. Perfect for hiking with the hills at only 3km where you can walk for days on end up to the Alentejo. Stª Catarina Fonte do Bispo with some nice restaurants, mini-market, once a month large Sunday market and soon the 1st digital museum in Europe at only 2km. Fuseta a lively fisherman village with lagoon beach and ferries to the beach islands at 13km, Tavira at 18 min drive, São Bras de Alportel at 14 min and Faro airport at 24 min drive.

Property description: Light & airy contemporary Villa with 6 en-suite bedrooms on 2 floors and a large basement, registered built area 438m² sitting in a part fenced plot of 1.5ha with gardens and wild land with trees. Villa built in 2011 with a steel-frame structure, insulated walls and 'Capoto' insulation on the outside, solid concrete and bone-dry basement, insulated concrete floors with under-floor heating and concrete roof. High aluminium doors & windows with double glazing and fly-screens, all floors are tiled, underfloor heating and A/C. This comfortable, well designed villa has a nice & easy flow with no wasted spaces. At present run as a registered B&B but would also make a perfect home for a large family.

Accommodation: Main entrance door into a spacious hall with cloaks, open plan to the lounge/dining room with a wood burner and huge glass sliding door giving access to a superb South facing calçada terrace surrounded by garden, with iron supports to hold 2 large canvasses for shade and access to the pool. Compact, fully fitted & equipped modern kitchen with base & wall units, ample 'Sillstone' work surface, cooking island with XL induction hob, double sink, hot air oven, microwave, dishwasher, fridge-freezer, access to a pantry and terrace. Private bed-sitting room with en-suite bathroom and jacuzzi. 2nd Bedroom with wide door and en-suite wet room suitable for a wheelchair on the ground floor. Indoor stairs to the 1st floor with: 1st the master bedroom with en-suite bathroom – 2nd bedroom built to accommodate special needs clients with en-suite shower room, 3rd large bedroom with en-suite shower room and insulated connection door to the 4th bedroom also with en-suite shower room. All bedrooms have fitted wardrobes, A/C, ceiling fans, TV and sliding doors to a balcony or large terrace. In-and outdoor access to the basement.

Features: Mains water at 200m, private borehole of 160m deep with a Grundfos pump, Ionizer & salt based decalcifying system, filters, 2 large cisterns, Solar panels for hot water with a 500ltr deposit, 3 Phase electricity, septic tank with 'green' soak-away. Telephone/Internet through MEO, Alarm system and SAT dish installed. Under-floor heating run on a heat-pump throughout the villa, A/C in the kitchen and all bedrooms and pre-installed for the Lounge, ceiling fans in all bedrooms. Lovely above ground fibreglass 10 x 4m pool with underwater light, poolside shower, automatic PH-system, manual cover, pre-installed for a heat pump and surrounded by a sun terrace in decking. Property part fenced with remote controlled entrance gates, video intercom, gravel driveway to a carport for 4 cars and possibility to open the driveway down to the garage in the basement with a remote controlled garage door, workshop, laundry, technical room & storage space. Established gardens with a pond and orchard with a large variety of fruit trees, many olive trees, some large carob, almond and fig trees.



Features

- Construction year: 2011
 - Electricity: Mains - 3 phase
 - Sewage: Septic tank & soak away
 - Construction overview: Thermal insulated walls, Concrete roof, Double glazing, Aluminium units, Fly screens, Tiled floors, Steel frame
 - Heating: Under floor, Central system, Heat pump
 - Kitchen: Fitted & equipped
 - Parking: Garage, Carport, Driveway
 - Extras: Work shop
 - Pool details: Exterior pool, Above ground, Fiber glass, Chlorine, Prepared for heating, Under water lights, Pool shower
 - Garden details: Partially enclosed, Irrigated - manual, Pond or lake, Petanque
- Rates: 411 per/annum
 - Water: Private supply, Mains supply nearby, Filter, Softener
 - Communications: Sat dish, Smart House
 - House water heating: Electricity, Solar
 - Air conditioning: Ceiling fans, Reversable, Split units
 - Internal storage: Basement, Wardrobes - fitted
 - Security / alarms: Burglar, CCTV
 - Outside space: Terrace, Balcony
 - Airport: 30 mins in the car
 - Views: Country views, Garden



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