



A very attractive detached 4 bedroom villa with pool & amazing sea views.



4



3



320 m²



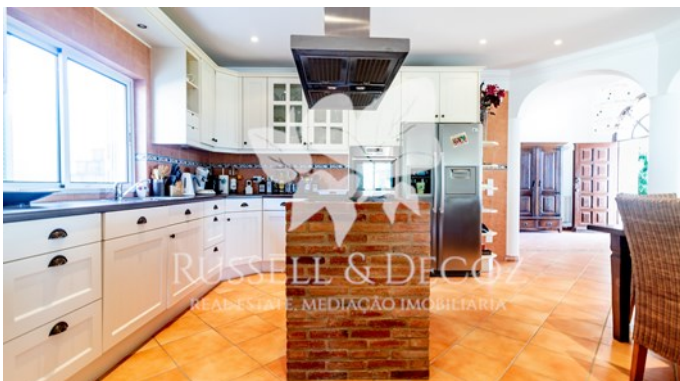
3580 m²



€ 975.000

Conceição E Estoi

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Sitting in walled / fenced and gated landscaped garden plot of 3,500 m².

A Perfectly presented detached 4 bedroom villa with pool, garage (prepared to be the 5th bedroom) and wonderful sea views. A lovely home with central heating, spacious rooms & a really great outside entertainment area.

Location: This desirable property is located in an elevated situation allowing excellent views of the East Algarve coast. Set amongst other similar properties not far from the small Eastern Algarve town of Estoi. Estoi has a few few tourist attractions with the Roman ruins and an old palace (now a first class Portuguese hotel from the Pousada range), some interesting old buildings and restaurants. The access to the house is all paved directly into the cobble stone courtyard and garage area.

Property description: Initially constructed in c. 2005 by a local constructor of good repute, maintenance and enhancement thereafter by the same gentleman. Usual double brick build with insulation within a reinforced concrete ring beam system all under a concrete tiled roof. Spacious house of 320m² with lovely first floor master suite, a double garage that has been finished to the same standard as the rest of the house and could easily provide a 5th bedroom if preferred. Completely contained Mature irrigated gardens of c. 3500m² with lawn, pool, small orchard of fruiting trees, and the not to be missed amazing Tikki bar.

Accommodation: Entrance via double wooden doors into into large open plan entrance lobby 15m². Open plan sitting room c.34m², dining area c.21m², kitchen c.20m² and separate laundry / utility room c.8m². 3 double bedrooms (c. 14.50m², c. 13m², c. 17.60m²) all with fitted wardrobes and ceiling fans. Cloak room c.3.40m². Full bathroom 7.40m² and double garage 32m². On the first floor of the house is a small study / office 5.70m². Master bedroom c.20m², bathroom c.15.20m² with jacuzzi. See plan. In the garden there is a good sized bar area that has electric shutter style walls that can be closed off for the odd rainy days.

Features: 3 phase electricity. Private borehole with cistern. Mains supply to the gate. Water softener. Gas central heating by radiators. Ceiling fans through out. Large open fire in the sitting room. Fitted wardrobes. Fitted and equipped kitchen with plenty of cupboard space and a huge gas hob. Heated towel rails. CCTV security system. White aluminium double glazing with shutters. Separate laundry / utility room. Garage prepared to be converted to living space (has water) - just needs to replace the garage door. 5 x 10 tiled pool with lighting and shower set in tiled surround. Mature irrigated gardens with lawn, palms, orchard and cobble stone walk areas. Completely fenced / walled with electric entrance gates. Lovely 180° views. Good access.



Features

- Construction year: 2005
- Water: Mains supply nearby, Borehole, Cistern, Private supply, Softener
- Sewage: Septic tank & soak away
- Construction overview: Tiled floors, Double brick, Thermal insulated walls, Concrete roof, Aluminium units, Double glazing, Ring beam system
- Heating: Gas, Radiators, Wall, Open fire, Individual thermostats, Heated towel rails
- Kitchen: Fitted & equipped
- Parking: Double garage, Paved driveway, Integral, Off street
- Security / alarms: 24 security, Manual shutters, CCTV
- Outside space: Terrace
- Airport: 25 mins in the car
- Garden details: Irrigated - Automatic, Landscaped, Lawns, Fully enclosed
- Electricity: Mains - 3 phase
- Gas: Bottled
- Communications: Wi-fi, Internet
- House water heating: Gas
- Air conditioning: Ceiling fans
- Internal storage: Wardrobes - fitted, Under stairs cupboard, Utility room
- Furniture: Part furnished
- Extras: Separate laundry, Jacuzzi
- Pool details: Inground, Tiled, Pool shower, Under water lights, Exterior pool
- Walking distance from: Restaurants, Coffee shop
- Views: Good sea views, Country views, Garden, Distant sea views



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