



Artistic Colonial style Villa, Guest house, heated Pool and lovely Sea views.



4



3



287 m²



7040 m²

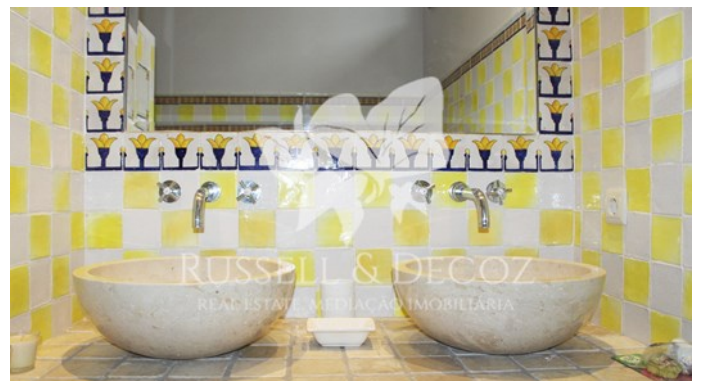


CLASSE ENERGÉTICA

€ 1.500.000

Moncarapacho E Fuseta

HOME1444V



+351 289 792 785 | +351 289 792 785

sales@russell-decoz.com
www.russell-decoz.com



HOME1444V

A Quality, custom extended and built 4 or 5 bedroom Villa with many special artistic features and materials. Tiles, floors and doors from Bali, Cantarias, marble pillars and more. SOMETHING different, something SPECIAL!

Sitting in 7, 040 of fenced mature gardens.

Location. Private yet not isolated country location. Villa in a high position with gorgeous views of the hills and sea surrounded by mato (wild land) and citrus orchards. Access off dirt track with neighbours of mixed nationalities in the vicinity. Moncarapacho for shopping and good eateries at only 5 minutes drive. Fuseteta with lagoon beach and ferries to the island at 10 minutes drive. Larger towns like Olhão, Tavira and Faro with amenities all within 20 minutes drive. Faro airport at c. 25 km.

Property description. Villa plus guesthouse on two floors (split levels), total of four bedrooms plus basement, covered area of 250 m² sitting in 7.040 m². Villa finished in 2009 and built to a VERY high standard with solid concrete foundations for the cellar, cavity 'mate' and air insulated walls, roofs in concrete with air cavity, wood and beam decorated ceiling in the tower, Roman roof tiles, in and outside doors and windows in solid wood, double glazing. Exclusive tiles and antique doors from Bali, solid stone pillars, cantarias etc.

Accommodation. Tower with a dining room of 25 m², wood burner and cloaks, open plan to the fully fitted and equipped kitchen of 16 m² with base and wall units, black granite worktop with solid sink, steam oven, induction hob, dishwasher and fridge/freezer, breakfast table and doors to a terrace with pergola for outdoor eating. Master bedroom of 21 m² with a feature full bathroom and patio doors to a terrace. From the tower; marble stairs to the first floor with a gallery and the lounge of 40 m² with an open fire, patio doors to a part covered spacious terrace with an outdoor kitchen, lovely country and sea views and access to the pool. Guesthouse with a lounge (or atelier) of 39 m², small kitchen, two bedrooms both with patio doors to a terrace and a shower room. 'Chapel' with a spacious bedroom of 17m² with ensuite shower room. The tiled, bone dry basement has underfloor heating, a laundry and large games room with ceiling lights.

Features. Private borehole 180 meters deep, cistern for drinking water for 10 m³, cistern for pool water for 40 m³, rain water cistern for irrigation for 80 m³, salt based water softener, filters, solar and wood burner for water heating with 400 litres storage tank and electric back-up, three phase electricity with cheap rate, telephone line, ADSL, SAT-dish and alarm system installed, underfloor heating and cooling through heat pump, individual thermostats, air conditioning with central engine in the Quinta. Gorgeous tiled (green granite from Bali) and heated walk-in POOL in various shades of green, lighted, extra deep end, ultra violet treatment, overflow, poolside shower, lavastone sun terrace surround heating pool water, forged iron railing and stairs down to mature, irrigated gardens with natural stone walls, cobblestone walkways and many terraces to relax, enjoy nature and reflect on life! Technical rooms. Property fenced, remote controlled sliding entrance gates, cobblestone driveway to a carport, ample parking space. SOMETHING SPECIAL!



Features

- Construction year: 2009
 - Water: Borehole, Cistern, Private supply, Collects from roofs, Filter, Softener
 - Communications: Sat dish, Wi-fi, Internet
 - House water heating: Solar, Wood
 - Air conditioning: Central system, Under floor
 - Internal storage: Wardrobes - fitted, Basement, Coat Closet, Utility room
 - Security / alarms: Burglar
 - Extras: Separate laundry, Work shop, Pizza / bread oven
 - Pool details: Inground, Tiled, Chlorine, Heated - solar, Under water lights, Exterior pool
 - Garden details: Bar-B-Q, Irrigated - Automatic, Landscaped, Easy maintenance, Fully enclosed
-
- Electricity: Mains - 3 phase, Cheap rate meter
 - Sewage: Septic tank & soak away
 - Construction overview: Double brick, Thermal insulated walls, Concrete roof, Wooden units, Double glazing, Ring beam system, Fly screens, Tiled floors
 - Heating: Heat pump, Under floor, Wood burner, Central system, Individual thermostats
 - Kitchen: Fitted & part equipped
 - Parking: Carport, Open air, Paved driveway, Off street
 - Additional accommodation: Bed sitter, Self contained
 - Outside space: Pergola, Terrace, Balcony
 - Airport: 25 mins in the car
 - Views: Country views, Distant sea views



HOME1444V

