

M-080-1

Reference

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## São Brás de Alportel - Villa



3	4	243	915	Garage	Swimming Pool	<b>1 150 000 €</b> (EUR €)
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )			

### Contemporary villa between Loulé and S. Brás with sea view

This modern style property completed in 2022 is very well located, being just 4 km from the center of São Brás and all local amenities, 9 km from Loulé and 18 km from Faro and its international airport. Contemporary single-level home with basement and panoramic views over the mountains to the ocean.

The property has 3 spacious suites, a shared bathroom, a living/dining room with an equipped kitchen with an open plan pantry/laundry room.

Outside, there is a large deck around an infinity pool, a large roof terrace and extra space for the garden. In the basement we found a closed garage.

Upon entering the ground floor through a 4.5 m high and 1.5 m wide entrance door, you will find a large entrance hall and a guest bathroom. On your left you will find a magnificent living/dining room with a gas fireplace in the center. The open plan kitchen is fully equipped and has direct access to a

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Av. de Ceuta, Urb. A Nora, BI 6 Lj C  
AMI 8999

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large pantry with a laundry area.

On the right, following a large corridor, you will find the bedroom area with three suites. All suites have generous areas with dressing/wardrobes and large bathrooms.

The entire house has plenty of natural light due to its velux skylights and large double-glazed thermal break windows, which give access to the outdoor spaces.

Passing through the windows you will find the patio where you can have a leisure area and outdoor meals, the terrace and the infinity pool with a great view over the countryside and the sea. With direct access to the entrance hall, going down the stairs to the basement you will find a multipurpose room, which can be transformed into a game room/cinema or gym. There is also a garage for 2 cars and the technical room.

Finally, the house also has a terrace at the top, which occupies almost the entire surface of the house, with artificial grass and splendid views, which can be used for another leisure space.

The property is equipped with air conditioning, sound system throughout the house, alarm, pre-installation of security cameras and hydraulic underfloor heating with heat pump.

An excellent opportunity to acquire a modern home for your permanent residence/vacation or investment. Get in touch with us!!!

- Three en-suite bedrooms with dressing area
- Entrance hall
- Shared bathroom
- Open plan living/dining room and kitchen
- Pantry/laundry room
- Terrace
- Courtyard
- Rooftop
- Garden with automatic irrigation (pre-installed)
- Pool
- Multipurpose room (Game/cinema or Gym)
- Machines House
- Garage for 2 cars
- Solar panels for hot water
- Heat pump
- Underfloor heating
- Air conditioning
- Central vacuum
- Sound system
- Electric blinds
- Double glazed windows with thermal break
- Mains water
- Sewers

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## Property Features

- Air conditioning
- Pool
- Terrace
- Built year: 2022
- Double glazing
- Automatic irrigation
- Gym
- Energetic certification: A
- Underfloor
- Garden
- Garage
- Laundry
- Electric shutters
- Main drainage
- WC for visitors
- Mains water

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