



## 3 bed villa on a large plot, Porches

€900,000

CAR101V

This property sits on the top of a hill, so has good views and has a 3000m<sup>2</sup> plot with a borehole. Consisting of a lounge, open plan kitchen and dining area, 2 bedrooms on the ground floor and a master bedroom on the upper floor. Both ground and upper level have large terraces overlooking the excellent pool, which has been refurbished. In addition there is a summer house that has a bedroom, bathroom and lounge. The property has a large garage that has been divided to make a secure storage area and there is a car port too. Approached through electric gates and long drive, this excellent property is just a short drive to the fabulous long beach at Armaceau de Pera and the town with its many bars and restaurants, yet gives peace in the countryside with views on Monchique.

### Country views

### Pool

### Terraces

### Garage

### Beaches

# Property Details

## Entrance Hall 9' 1" x 6' 6" (2.76m x 1.99m)

Bright hallway with the alarm keypad and marble stairs to the 1st floor.

## Lounge 23' 3" x 14' 1" (7.08m x 4.29m)

This lounge has patio doors to the dining terrace and a log burner log burner. The kitchen and dining area are open plan to the lounge.

## Terrace 17' 9" x 14' 4" (5.42m x 4.38m)

Overlooking the pool and garden, having plenty of space for dining. South facing

## Kitchen/Diner 22' 4" x 12' 8" (6.81m x 3.87m)

Open plan and having plenty of cream floor and wall units with stone worktops. Appliances are a dishwasher, fridge freezer, oven with a gas hob. There are patio doors to the dining terrace and 3 more windows making the whole area bright.

## Utility room 6' 10" x 5' 7" (2.08m x 1.71m)

Housing the washing machine.

## Bedroom 1 13' 6" x 11' 8" (4.11m x 3.55m)

Accessed from the hallway, this double bedroom has 2 windows, fitted wardrobes and air conditioning.

## Bathroom 11' 8" x 8' 1" (3.56m x 2.47m)

Fully tiled and fitted with a w/c, single basin and a double size walk in shower.

## Bedroom 2 15' 1" x 12' 5" (4.61m x 3.79m)

accessed from the hallway this double bedroom has an en-suite bathroom, 2 windows with views to the Monchique mountains, fitted wardrobes and air conditioning.

## En-suite 8' 6" x 7' 11" (2.59m x 2.42m)

This en-suite is fully tiled and has a window for ventilation and light, a w/c, single basin with a vanity unit and a double sized walk in shower.

## Upper floor

## Bedroom 3 14' 10" x 14' 6" (4.51m x 4.43m)

Bright sunny bedroom with patio doors to the terrace and a window with views to Monchique. It is fitted with a w/c, single basin with a vanity unit and a corner bath with a shower fitting.

## Terrace 19' 0" x 14' 7" (5.78m x 4.44m)

Overlooking the pool garden and countryside.



## Chalet

This wooden chalet has been arranged to offer a separate accommodation for younger visitors. It consists of a lounge with 2 patio doors, a bedroom fitted with bunk beds and a bathroom which is fully tiled and has a w/c, single basin and a shower. Tiled floors throughout and air conditioning.

## Pool 32' 10" x 16' 5" (10m x 5m)

Recently refurbished pool with good sized surrounding terrace and with an outdoor kitchen to one end of the terrace.

## Garage 22' 3" x 15' 0" (6.78m x 4.56m)

The garage has been divided to give space for a car and additional secure storage.

## Carport

Covered car port.



## Other information

Year of construction: 2015

Plot size: 3080 | Build area: 207m<sup>2</sup>

EPC Rating: TBA

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