



## Modern 4-bedroom villa

€1,200,000

CAR80942V

A modern but traditional property, located just a short distance from a golf course, the famous Algarve beaches and with the village of Carvoeiro just 5 minutes drive away. The villa consists on the ground floor of a spacious entrance hallway, a large lounge/diner, fully-fitted kitchen, utility room, a guest cloakroom, two double bedrooms with en-suite bathrooms and a large terrace, overlooking the pool. On the first floor visitors will find a bright landing area accessing two further double bedrooms, both with en-suite bathrooms and another large terrace. With parking for several cars, a car port and a garage, fully fenced and with electric gates, this attractive villa would offer the opportunity for a rental income, holiday home or a great family residence. This spacious property is adjacent to the Nomad Bay development, currently in construction. This prestigious development, whilst it does not obstruct the sun, which is on the property all day, it does alter the feel of the property, the property is realistically priced to take account of the effect Nomad Bay has.

**Ar condicionado**

**4 quartos em suite**

**Aquecimento central**

**Air conditioning**

**4 en-suite bedrooms**

**Central heating**

**EC/CE C**

# Property Details

## **Entrance Hall** 21' 4" x 14' 10" (6.49m x 4.52m)

Spacious entrance hall wood faced stairs to upper floor and down to a storage cupboard. It has a central heating radiator.

## **Storage** 7' 7" x 2' 8" (2.31m x .81m)

## **Lounge/Diner** 26' 8" x 17' 0" (8.12m x 5.17m)

This bright room has central heating radiators, air conditioning and a log burner, so summer or winter, you will be comfortable. There are 2 large patio doors leading to a large terrace and the pool area.

## **Terrace** 66' 3" x 19' 2" (20.2m x 5.84m)

Accessed from both the lounge dining area and the kitchen. This terrace gives ample space for outdoor dining.

## **Kitchen** 13' 9" x 9' 9" (4.18m x 2.98m)

Fully tiled and fitted kitchen with a good range of wood floor and wall units with a granite work surface. Appliances are a dishwasher, fridge freezer, oven, gas hob and a built in microwave. There is a patio door to the terrace and an additional window.

## **Utility room** 9' 7" x 5' 5" (2.91m x 1.65m)

The utility room has matching units and work surface to the kitchen, it has the washing machine and a window and exterior door.

## **Guest cloakroom** 9' 5" x 4' 11" (2.86m x 1.5m)

This cloakroom has an exterior door, a w/c and a stainless steel basin set in a glass top.

## Upper floor

## **First Floor Landing** 6' 7" x 5' 7" (2.01m x 1.69m)

Stairs from the entrance hall bring you to the bright landing space, which has patio doors to the upper terrace.

## **Bedroom 1** 13' 0" x 11' 3" (3.96m x 3.43m)

With a wood floor, this bright double bedroom has a central heating radiator, air conditioning and fitted wardrobes.

## **En-suite** 10' 3" x 3' 9" (3.12m x 1.14m)

Fully tiled en-suite fitted with a w/c, bidet, single basin with a vanity unit, shower and a heated towel rail. There is a window for ventilation.

## **Bedroom 2** 13' 0" x 11' 7" (3.97m x 3.53m)

Double bedroom with fitted wardrobes, air conditioning and a central heating radiator.

## **En-suite** 8' 6" x 5' 10" (2.58m x 1.77m)

Fully tiled en-suite with a window. Fitted with a w/c, bidet, single basin set in a vanity unit, a bath with a shower fitting and a heated towel rail.



### **Bedroom 3** 13' 11" x 11' 3" (4.25m x 3.44m)

This double bedroom has a wooden floor, fitted wardrobes, a central heating radiator, air conditioning and a patio door to the terrace.

### **En-suite** 8' 2" x 5' 10" (2.5m x 1.79m)

Fully tiled en-suite with a window for ventilation. It has a w/c, bidet, single basin with a vanity unit, a bath with a shower fitting and a heated towel rail.

### **Bedroom 4** 13' 11" x 11' 3" (4.25m x 3.44m)

This double bedroom has a large patio door to the terrace, a wooden floor, air conditioning and a central heating radiator and fitted wardrobes, additionally there is a dressing area with more fitted wardrobes.

### **En-suite** 7' 5" x 7' 3" (2.26m x 2.21m)

With 2 windows, this fully tiled en-suite has a w/c, bidet, single basin set in a vanity unit, a large shower and heated towel rail.

### **Swimming pool** 12' 0" x 6' 0" (3.65m x 1.83m)

With ample terrace for sunbathing.

### **Car Port**

### **Garage**

Double garage, interestingly used for storage as access for a car would be across a lawn.



## **Other information**

**Year of construction:** 2006

**Plot size:** 2000 | **Build area:** 316m<sup>2</sup>

**EPC Rating:** C

### **Algarve Home Sales**

Portuguese landline: (00351) 282 356 952 • Portuguese mobile: (00351) 913 398 054  
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