



## Renovated villa on a large plot in a quiet area

**€990,000**

CAR102V

Excellent opportunity A renovated villa on a large plot of land with views to Portimão, Lagoa and to Monchique. The current owners have modernised the property, making it almost self sufficient: with voltaic cells for electricity plus solar water heating and a borehole The villa consists, on the ground floor, of an entrance hall, guest cloakroom, a very attractive bright lounge/diner, modernised kitchen, utility room and additional storage room and a spacious en-suite bedroom. There is another room that is currently being used for storage but would make a great office/study, or even a fourth bedroom. A marble staircase leads you to a bright landing, with doors to a terrace, and two en-suite bedrooms, both of which have terraces. The pool has a cover and a powerful jet for swimming against. There is a garage and parking for several cars. The property is fully fenced and has electric gates. The land is divided into two plots, one is 800m<sup>2</sup> and the other 5,200m<sup>2</sup>. The larger plot is currently used to grow fruit and vegetables and the property has many mature trees.

**Piscina**

**Swimming Pool**

**Terreno grande**

**Large plot**

**Morada modernizada**

**Modernised property**

**EC/CE D**

# Property Details

## **Entrance Hall** 12' 0" x 11' 6" (3.65m x 3.51m)

Having the alarm key pad and video entry screen.

## **Guest cloakroom** 6' 3" x 3' 10" (1.9m x 1.17m)

Fully refitted and tiled, having w/c and hand basin and additional storage area.

## **Lounge diner** 31' 0" x 23' 3" (9.45m x 7.08m)

This room is a special feature of this villa, its design incorporates the hall that leads to the bedroom. Patio doors take up almost all of this side of the lounge and there are patio doors to 2 other sides of the lounge as well as 8 windows, so it is bright and airy. There is a log burner and air conditioning.

## **Kitchen** 15' 9" x 9' 9" (4.81m x 2.98m)

Large fully fitted and tiled kitchen, with an ample range of floor and wall unit and with a stone worktop. Appliances are an oven, ceramic hob and a fridge freezer. There is a gas water heater but this is rarely used as there is solar water heating. Under floor heating is also fitted.

## **Utility room** 9' 10" x 6' 0" (2.99m x 1.82m)

Plenty of extra storage here. Housing the washing machine. There is a window and the door to the garage.

## **Storage room** 9' 10" x 5' 10" (2.99m x 1.79m)

This villa is not short of storage space, here's another area, it has a window so could be used as an office too. The villa has pre installation for a central vacuuming system and the main unit is fitted here.

## **Terraces**

The lounge has terraces accessed from 2 of the patio doors, 1 being large, covered and an ample size for dining and entertaining.

## **Study/Bedroom 4** 9' 10" x 10' 7" (3m x 3.23m)

With a window with electric shutters and air conditioning.

## **Bedroom1** 18' 8" x 11' 5" (5.68m x 3.49m)

Spacious double bedroom with fitted wardrobes, a laminate wood floor, 2 windows with electric shutters and air conditioning.

## **En-suite** 11' 5" x 5' 10" (3.48m x 1.78m)

Fully tiled and modernised en-suite, fitted with a w/c, single basin set in a vanity unit, a bath with a shower fitting and an additional corner shower unit. It also has a window and under floor heating.

## **Upper floor**

### **First Floor Landing** 6' 4" x 6' 4" (1.94m x 1.92m)

Attractive marble stairs take you to this landing, which has a patio door to 1 wall leading to a terrace, in addition the stairs have a very large window giving the whole area a bright and airy feel.

### **Bedroom 2** 15' 7" x 12' 3" (4.74m x 3.73m)

Again a spacious double bedroom with a laminate floor, fitted wardrobes a window with electric shutters, air conditioning and a patio door to a terrace.



### **En-suite** 12' 1" x 5' 10" (3.69m x 1.78m)

All the en-suites in this villa have been stylishly modernised and fully tiled. This one is fitted with under floor heating, a w/c, bidet, single basin with a vanity unit and a shower cubicle. 2 windows give ventilation.

### **Terrace** 11' 0" x 10' 4" (3.36m x 3.14m)

Patio doors from the bedroom take you onto this private terrace.

### **Bedroom 3** 20' 4" x 10' 2" (6.21m x 3.09m)

Double bedroom with patio doors to the terrace and an additional window. It has the same laminate wood floor as the other bedrooms, fitted wardrobes and air conditioning.

### **En-suite** 10' 0" x 6' 0" (3.04m x 1.82m)

Fully tiled en-suite with under floor heating, w/c, bidet, single basin with a vanity unit a shower cubicle and a window.

### **Terrace** 31' 5" x 12' 8" (9.58m x 3.87m)

Great terrace with superb views over the plot and to Lagoa, Monchique and even Portimao.

### **Swimming Pool** 26' 3" x 13' 1" (8m x 4m)

### **Garage**

The garage has an electric door and a charger for an electric car



## **Other information**

**Year of construction:** 2008

**Plot size:** 6000 | **Build area:** 249m<sup>2</sup>

**EPC Rating:** A

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