



## Sesmarias, close to Carvoeiro

**€700,000**

CAR801012V

This large villa possible started life as two apartments and has been converted to a single dwelling, although the property still shows its origins in some parts. Situated in the popular residential area of Sesmarias, close to Carvoeiro, with several bars and restaurants within walking distance. Beaches are just a few minutes' drive away. The property has had some refurbishment and consists on the ground floor of a lounge/dining area, kitchen, an en-suite bedroom, a second bedroom and a bathroom. A fabulous terrace is accessed from the lounge and one of the bedrooms - it is certainly large enough for a large dining table. There is a built-in barbecue also. On the upper floor is a second lounge, two bedrooms and a bathroom. There is another room that is currently used as a bedroom and is fitted with bunk beds. On this first floor is a large terrace, accessed from the lounge. It has a covered area plus an open area and does have distant sea views. A big feature of this property is the pool with a large surrounding terrace and two fixed dining areas.

**Piscina**

**Swimming pool**

**Terraços**

**Terraces**

**Distância a pé das comodidades**

**Walking to amenities**

**EC/CE D**

# Property Details

## **Entrance Hall** 7' 1" x 4' 10" (2.15m x 1.48m)

Entrance to the property with stairs to the upper floor and a fire extinguishers.

## **Lounge/Diner** 17' 6" x 13' 9" (5.33m x 4.18m)

Spacious lounge diner with a new log burning fire and patio doors to a terrace.

## **Terraced** 20' 11" x 15' 6" (6.37m x 4.72m)

Attractive terrace with artificial grass. This terrace faces south so has sun for a lot of the day, a great place to dine outside.

## **Internal corridor**

## **Corridor storage** 5' 4" x 3' 1" (1.63m x .94m)

Underfloor storage

## **Kitchen** 12' 10" x 10' 8" (3.90m x 3.25m)

Fully tiled and partially refitted kitchen. Fitted with a window and an exterior door to the pool area. Appliances are a dishwasher, fridge freezer, oven, ceramic hob and a washing machine. There is a matching breakfast bar.

## **Pantry** 9' 2" x 3' 3" (2.8m x 1m)

Shelved storage.

## **Bedroom 1** 14' 10" x 10' 8" (4.53m x 3.24m)

This double bedroom has fitted wardrobes and has patio doors leading to the terrace. Unusually it houses a tumble dryer.

## **Bathroom** 7' 8" x 4' 9" (2.33m x 1.44m)

Fully tiled and refitted bathroom. Spacious and fitted ewith a w/c, single basin set in a vanity unit and a walk-in shower.

## **Bedroom 2** 10' 10" x 10' 6" (3.29m x 3.19m)

Bright double bedroom with fitted wardrobes and patio doors to the pool area.

## **En-suite** 9' 9" x 6' 11" (2.98m x 2.12m)

With a window for ventilation, a w/c, double basins set in a vanity unit and a bath with a shower fitting. The en-suite is fully tiled.

## **Upper floor**

## **2nd Lounge** 21' 3" x 13' 4" (6.47m x 4.07m)

A staircase with marble treads takes you to the 1st floor and this 2nd lounge. Its a large room, with 2 patio doors making it a bright room. It has a large wood burner. The patio doors take you to the 1st floor terrace.

## **Terrace** 32' 10" x 10' 9" (10.02m x 3.28m)

Again a south facing terrace, with artificial grass. The terrace has a shaded covered area for sitting out of the sun and an uncovered area for sunbathing. There are distant sea views from this terrace.



**Bedroom 3** 13' 11" x 10' 4" (4.24m x 3.16m)

Double bedroom with patio doors to the terrace. and fitted wardrobes.

**En-suite** 10' 9" x 5' 5" (3.28m x 1.66m)

Refitted and fully tiled en-suite with a window and fitted with a w/c, single basin set in a vanity unit and a double sized shower.

**Bedroom 4** 13' 6" x 11' 1" (4.12m x 3.39m)

Large double bedroom with a window overlooking the pool area and fitted wardrobes.

**Room** 9' 8" x 6' 10" (2.94m x 2.08m)

Currently used as a bedroom and having bunk beds and a window overlooking the pool.

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

Pool with roman steps and surrounded with a very spacious tiled pool terrace. The terrace has a shower and 2 fixed dining areas and a built in BBQ.



## Other information

**Year of construction:** 1988

**Plot size:** 312 | **Build area:** 187m<sup>2</sup>

**EPC Rating:** D

### Algarve Home Sales

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