

KP.634

980.000 €



**Stunning 3+1 bedroom villa with pool and double garage, large plot and sea views, in lovely and very peaceful residential estate, with loads of fantastic features, close to the centre of Almancil**

This lovely villa affords a privileged location on its own large grounds, with beautiful landscape garden and gorgeous pool area.

**Ground Floor:** double garage, entrance hall, living room with wood burning stove, open plan kitchen with dining area, wood burning stove and patio doors leading out to covered terrace and pool area, bedroom with en-suite bath/shower room, office room, lavatory and store room with heating system.

**First Floor:** 2 bedrooms, shower room, corridor with wardrobes and terrace overlooking pool area and beautiful sea and country views.

#### KEY FEATURES



- **Type:** Villa
- **Bedrooms:** 4
- **Bathrooms:** 2
- **Built Area:** 410 m<sup>2</sup>
- **Plot Size:** 7500 m<sup>2</sup>
- **Year Built:** 2004

- 3+1 bedrooms (one en-suite)
- 2 bath/shower rooms with twin hand basins.
- Master bathroom with shower and bath.
- Lounge with wood burning stove
- Double garage
- Underfloor heating and cooling system with thermostats
- PVC windows and patio doors with mosquito screens, lockable on ground floor
- Entry phone
- Borehole
- Septic tank
- Cobbled driveway
- Small orchard
- Entrance hall with wardrobes
- Lavatory
- Open plan kitchen with dining area, wood burning stove and patio doors leading out to covered terrace and pool area
- Heatable swimming pool with electric cover
- Sauna
- Alarm system
- Automatic gate
- Cistern
- Sea views
- Landscaped garden
- Energy Class: A

#### DISTANCES



- **Beach:** 8 km
- **Airport:** 13 km
- **Golf:** 6 km