



**€725,000**

**Ref: PW3550**

**162 sqm**

Secluded 3 Bedroom Villa with Swimming Pool and separate 1 Bedroom apartment set within 5000m2 of land with gorgeous views of the Algarve.

- Outside
- Closed Condominium
- Fireplace
- Street Parking
- Pool
- Garden
- Suite
- Outdoor Parking
- Concierge Service
- Gym
- Alarm

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

This delightful Villa set in more than 5,000 square metres of land offers much as an exquisite family home or as a guesthouse with high rental returns.

Located at the apex of one of the Algarve's traditional rolling hills, the views stretch for miles all the way down to the crystal blue Sea.

The Algarve is World famous for its stunning beaches and picturesque scenery. Throw in 300 days of Sunshine and renowned cuisine and the full package of Portugal is complete. With countless charming towns with labyrinthine historic streets and its many top class golf courses, coupled with adventure sports and mountains this is truly a region among Europe's finest.

Located in the enviable position in the centre of the Algarve, the West - with its rugged terrain and National Parks, bustling seaside towns and surfers havens contrasts with the less developed Eastern side with easy access to the amazing Rio Formosa National park, Tavira and the Spanish border.

The property is secluded but not isolated, has good connections to the local road networks and airport. Close enough to be convenient to the resort of Vilamoura and the city of Faro but far enough away to escape the busy tourism as desired.

The 'Golden Triangle' of Quinta da Lago, Vale do Lobo and Vilamoura, with its casinos, beaches, golf resorts and marina's is close by.

The secure gates at the bottom of the driveway provide a fitting welcome to the house and its considerable area of excellently maintained land and gardens. The driveway ambles its way through the trees towards the main house, surrounded by lovingly cared for flora and fauna.

Though Portugal is constantly rated as within the top half a percent of the World's safest Countries, the solid entrance door offers a sense of reassurance nonetheless. The entrance hall and main artery of the single story house gives access adjacently to the superb living room through double doors.

The L-shaped living area is bathed in Sunshine thanks to the 2 separate South facing patio doors, also functioning as direct access to the pool and outdoor area. This room provides a logical space for dining table, and boasts a glorious fireplace of authentic design, reversible Air Conditioning, cooling fan and traditional tiling.

To the right of the front door resides the fully equipped kitchen with brand new appliances adorned with an abundance of storage in wood, with a door to the exterior and window overlooking the front garden area. Another feature is the service hatch to the living quarters.

The hallway leads to the bedrooms, passing under archways for good effect.

The Master bedroom is to the left and is of generous proportion, has floor to ceiling fitted wardrobes, Air conditioning and wall hung heating unit and a brick effect wall to give a unique feel. This bedroom is en-suite, and the bathroom includes bath/shower, bidet, heated towel rail and arched window.

The guest bathroom is of tasteful design and features modern shower stall and heated towel rail.

2 more bedrooms are of similar specifications with South facing patio doors, floor to ceiling fitted wardrobes, wall hung heating and reversible Air Conditioning.

The tiled flooring is consistent throughout the house, as is double glazed windows and secure shuttering system.

Attached at the front of the house is a space of independent entrance and is currently utilised as an office / music studio. There are windows on 2 sides, with one side boasting 3 elegant windows of arched shape.

The front garden consists of a well kept lawn and trees and there is space for multiple vehicles on the cobble-stoned parking area. The front exterior is garnished with a colonial style walkway / terrace with space for table and chairs.

The side of the house is also adorned with gardens of highly maintained foliage, and provides access to the rooftop terrace via a stylish winding staircase with attractive railing. The views are breathtaking and stretch to the Ocean and also of the Faro Stadium.

At the back of the house the amazing pool area reveals itself in it's full glory. Renovated to it's current beautiful status just 1 and a half years ago the whole area is both modern and sophisticated yet retaining it's charm with the colonial style. There is a new, corner BBQ, pergola, and a section of the area is covered to offer shade in the heat of the midday Sun.

Down the gently sloping gradient and the self contained annex becomes apparent. Also just a year and a half in age it is pristine and again faces South allowing the occupant to bask in the warm Sun. There is a living area with kitchenette, large en-suite bedroom, guest bathroom and cobbled terrace with pergola.

The land area also comes with opportunity to convert to vineyard, orchard, vegetable garden or other. It's fairly flat and clear so the much can be achieved. On the other side of the house runs a cobbled area with gate giving access for any necessary requirements.

There is also a borehole providing a source of fresh water.

The property has a successful background in the thriving short term rental industry and is constantly fully booked in the Summer months with high ratings on the appropriate platforms. The way the property is set out, coupled with the independent annex it can be rented to groups or individuals for provenly high financial rewards.

This delightful Villa is great as a spacious and comfortable family home or as a monetized rural retreat.

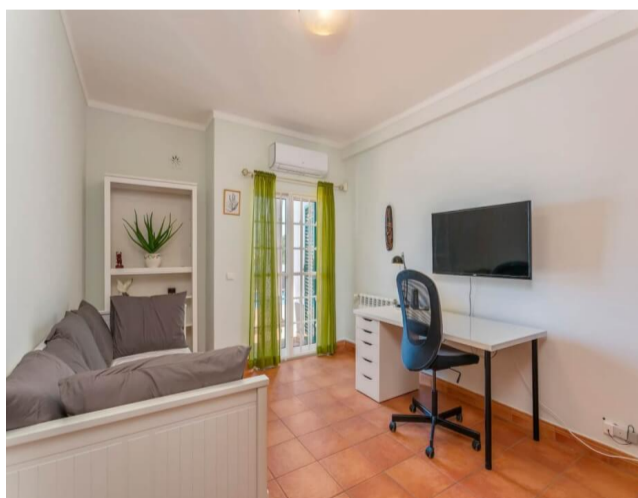
Nearby points of interest include -

- The charming towns of Almancil and Loule are 10 and 15 minutes drive away. Faro city is 16 minutes away
- The stunning beaches of the region are 20 minutes drive away
- Civic amenities such as medical centres, Administrative points and schools are a 10 minute drive away, as are gyms, salons and recreational facilities
- Restaurants and bars are 5 minutes drive from here
- The closest golf course is an 8 minute drive, with many more within 15 minutes
- Faro International Airport is just 13 minute's drive away
- The high end tourism mecca's of the 'Golden Triangle of Vilamoura, Vale de Lobo and Quinta de Lago are between 10 and 20 minute's drive away
- The nearest major supermarket is 7 minute's drive from here

To find out more about the area, [read our guide to the Algarve.](#)

Also, view all available [houses for sale around Faro](#) and our other [pronerties nearbv Almancil.](#)

## Gallery



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## Additional Details

### Attributes

<b>Status</b> Sold	<b>Net Area</b> 162sq m	<b>Gross Area</b> 162sq m
<b>Floors</b> 1	<b>Condition</b> Used	<b>Year Built</b> 2000

### Property Features

Outside	Pool	Concierge Service
Closed Condominium	Garden	Gym
Fireplace	Suite	Alarm
Street Parking	Outdoor Parking	

## Site Floorplan

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