DIVINE HOME®

IMOBILIÁRIA • REAL ESTATE

São Bartolomeu de Messines 415,000 €

Ref: SVP1800

This spectacular 3 bedroom villa is set in an elevated position with lovely countryside views, just a short walk to Portuguese cafes and 3 minutes drive from village of Messines. Villa set in a 4,000 m² plot with a separate 1 bedroom annex of 240 m² arrounded by mature gardens and palm trees.

155sm | 3720sm | 3 | 2 | JA

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

www.divine-home.pt | info@divine-home.pt

This spectacular 3 bedroom villa is set in an elevated position with lovely countryside views, just 3 minutes drive from village of Messines.

Set in a 4,000 m² plot, which is fully fenced and flat land surrounded by mature landscaped gardens. This villa also has a separate annex of 240 m² being used as a separate living accommodation.

The main villa has 2 bedrooms with 2 bathrooms, a bright good-sized living and dining room with a fireplace. The L-shaped kitchen is fully equipped. Sliding doors from the living room to a large shaded patio terrace, perfect for a second lounge area, plus villa has a large roof terrace. Outside stairs lead to another 1 bedroom, 1 bathroom with outside kitchenette and sitting area.

Then in the garden is a separate annex of 240 m² which is currently being used as a separate living accommodation with 1 bedroom, living room, and bathroom, shaded outdoor kitchen, sitting and dining area. Furthermore, in the garden you can find a plunge swimming pool, a classic Portuguese water well/ borehole, a vegetable garden, mature garden with tropical plants and 7 palm trees.

There is parking space for 2 cars at the front of the property and has 2 separate gates that give entrance to the rear of the villa and to the garden.

Key features:

- Main villa with 3 bedrooms 3 bathroom
- Elevated position with lovely countryside views
- Separate annex of 240 m2 being used as separate living accommodation
- Large roof terrace and a patio terrace
- 4,000 m² flat plot
- Mature gardens with stunning palm trees
- Mature vegetable garden wide variety of fruits and vegetables
- Water well being used as a borehole and feeds the garden
- Plunge swimming pool
- Mains water and mains waste
- Cisterna and septic tank for annex
- Easy walking distance of local cafes, a restaurant, and a petrol station
- 3 minutes drive to Messines
- 5 minutes drive to Paderne or Alte
- Stunning sunset countryside views

The location of this property is great. It is within easy walking distance to 3 different Portuguese cafes/ snack bars, a restaurant, a Portuguese mini marcado and also the local Repsol petrol station. Messines village center is 3 km and villages of Alte and Paderne only 10 km.

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Allgemeine details

- Baujahr : 2006
- Hausart: Freistehend
- Blick: Landblick, Blick auf den Garten
- Schwimmbad: Privates Schwimmbad
- Parkplatz: Privatparkplatz
- Aussenbereich: Privatgarten, Terrasse / Balkon, Dachterrasse
- Wasserversorgung: Bohrloch, Wassertank, Leitungswasser
- Abwasserentsorgung: Netzentwässerung, Klärgrube

Innenraumdetails

- Heizung: Kamin (Holzofen)
- Warmwasser: Boiler (Gas)
- Isolierung: Doppelverglasung
- Möbel: Möbel verhandelbar
- Küche: Vollständig ausgestattet
- Badezimmer: Dusche
- Schlafzimmer: Zugang zur Terrasse
- Ausrüstung: Schiebetüren
- andere Bereiche: Nebengebäude
- Lageplan: Erdgeschoss, Zweite Etage
- Energieausweis: D

Außendetails

- Schwimmbad: Privat, Aufstellschwimmbad
- Außenbereich: Privatgarten, Umzäuntes/ummauertes Gelände, Dachterrasse, Terrasse/ Balkon, Automatische Bewässerung
- Parkplatz: Privatparkplatz, Strassenparkplatz
- Ansicht: Landblick, Blick auf den Garten
- Abwasserentsorgung: Netzentwässerung, Sickergrube
- Wasserversorgung: Bohrloch, Wassertank, Leitungswasser
- andere Bereiche: Nebengebäude
- Strand: 30 Minuten Autofahrt
- Golfplatz: 15 min. by car
- Supermarkt: 5 Min. Fußweg
- Restaurant: 5 Min. Fußweg
- Klinik: 20 min. Autofahrt
- Airport: 35KM
- Eigentum: Privatbesitz (Onshore)