DIVINEHOME®

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# Albufeira e Olhos de Água 435,000 €

## Ref: SV2205A

This generous 3-bedroom, 3-bathroom townhouse is ideally situated in the vibrant old city center of Albufeira. The property offers a well-thought-out layout with a bedroom conveniently located on the ground floor, perfect for guests or those seeking easy accessibility.

167sm | 20sm | 3 | 3 | Nr.

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

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This generous 3-bedroom, 3-bathroom townhouse is ideally situated in the vibrant old city center of Albufeira. The property offers a well-thought-out layout with a bedroom conveniently located on the ground floor, perfect for guests or those seeking easy accessibility.

The spacious interior includes a bright and airy living area, with ample room for relaxation and entertaining. The kitchen is equipped to meet all your culinary needs.

Step outside to your private garden, a tranquil retreat for enjoying the outdoors or hosting gatherings. The basement presents exciting potential for a studio apartment, with direct access to the garden, allowing for flexible use whether as a guest suite or a creative workspace.

Additional features include two dedicated parking spaces and remarkably low condominium fees of just €15 per month. This townhouse combines comfort, versatility, and a prime location, offering a unique opportunity in Albufeira's sought-after area.

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## Allgemeine details

- Baujahr : 2003
- Hausart: Reihenhaus
- Blick: Meerblick, Landblick, Blick auf die Stadt, Ausblick Dorf, Dorfansicht, Blick auf den Garten
- Parkplatz: Privatparkplatz
- Aussenbereich: Privatgarten, Terrasse / Balkon
- Wasserversorgung: Leitungswasser
- Abwasserentsorgung: Netzentwässerung

## Innenraumdetails

- Heizung: Kamin (Holzofen), Klimaanlage (Heizung + Kühlung)
- Warmwasser: Boiler (Gas)
- Isolierung: Doppelverglasung, Wärmedämmung, Isoliertes Dach
- Möbel: Ohne Möbel
- Küche: Vollständig ausgestattet, Kochfeld (Gas)
- Badezimmer: Bad, Dusche
- Schlafzimmer: Einbauschränke, Klimaanlage, Zugang zur Terrasse, Eigenes Badezimmer
- Ausrüstung: Schiebetüren, Glasfaseroptik
- andere Bereiche: Storage
- Lageplan: Erdgeschoss, Erste Etage, Keller
- Energieausweis: D

## Außendetails

- Außenbereich: Privatgarten, Terrasse/ Balkon
- Parkplatz: Überdachter Stellplatz
- Ansicht: Meerblick, Landblick, Bergblick, Blick auf die Stadt, Ausblick Dorf, Dorfansicht, Blick auf den Garten
- Abwasserentsorgung: Netzentwässerung
- Wasserversorgung: Leitungswasser
- Strand: 10 Min. Fußweg
- Golfplatz: 15 min. by car
- Supermarkt: 5 Min. Fußweg
- Restaurant: 5 Min. Fußweg
- Klinik: 15 Min. Fußweg
- Airport: 45KM
- Eigentum: Privatbesitz (Onshore)