



**Portimão**

**499,000 €**

**Ref: SVP714**

This wonderful 4 bedroom villa is located in a small and quiet urbanization just a few minutes' drive from the city of Portimão, the well know Praia da Rocha, plenty of restaurants on the boulevard/marina and shopping centers.



155sm



3242sm



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The villa is set on the outskirts of the urbanization, giving it one of the best country side views, surrounded by a beautiful landscaped private garden and pool. Originally built in 1994 but kept in an excellent condition and features such as air-conditioning, an alarm system, fire place and new shutters.

The ground floor consist of a large living room/dining room, with fire place, air-conditioning and high ceilings, giving access to a spacious terrace. The fully fitted and equipped kitchen also gives access to that same terrace. A guest toilet. Also on the ground floor are 2 spacious bedrooms with en suite bathroom and air-conditioning.

On the split level are another 2 spacious rooms to be used as storage or 2 very spacious bedrooms, one of the rooms also have a bathroom.

Outside and surrounding the house are amazing mature gardens, plants and trees, a large swimming pool and a huge garage covering almost the whole size of the property.

Fantastic relocation home, holiday home or rental investment.

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## Allgemeine details

- Baujahr : 1994
- Hausart: Freistehend
- Blick: Landblick, Ausblick Dorf, Dorfansicht, Blick auf den Garten
- Schwimmbad: Privates Schwimmbad
- Aussenbereich: Privatgarten, Terrasse / Balkon
- Wasserversorgung: Bohrloch, Leitungswasser

## Innenraumdetails

- Heizung: Kamin (Holzofen), Klimaanlage (Heizung + Kühlung)
- Isolierung: Wärmedämmung, Isoliertes Dach
- Möbel: Möbel verhandelbar
- Küche: Vollständig ausgestattet
- Badezimmer: Bad, Dusche, Bidet
- Schlafzimmer: Klimaanlage, Zugang zur Terrasse
- Ausrüstung: Internet/Wifi, Alarm, Fensterläden
- andere Bereiche: Storage , Nebengebäude
- Keller
- Lageplan: Erdgeschoss, Keller, Geteilte Ebene

## Außendetails

- Schwimmbad: Chlor, Privat
- Außenbereich: Privatgarten, Umzäuntes/ummauertes Gelände, Terrasse/ Balkon, Automatische Bewässerung
- Parkplatz: Garage
- Strand: 10 Minuten Autofahrt
- Golfplatz: 15 min. by car
- Supermarkt: 5 min. Autofahrt
- Restaurant: 5 min. Autofahrt
- Klinik: 5 min. Autofahrt
- Eigentum: Privatbesitz (Onshore)