



Moncarapacho

795,000 €

Ref: SV1404

New, modern 3-bedroom villa near Olhão. With front line views out over the Ria Formosa, this property is a must-see for those who would like to live in a sought after coastal area within easy reach of all local services and amenities.



192.3sm



241sm



3



4



Nr.

Completed at the end of 2020, this villa offers a unique opportunity for someone to own a brand new property with stunning, open views out across the salt pans and the Ria Formosa. This modern villa was one of the first to be finished in this quiet residential development.

This spacious, semi-detached front line villa, built over 4 floors, has been finished to a high standard. The ground floor consists of a spacious, open plan lounge and dining area filled with natural light, that flows from the entrance hall all the way through to the kitchen on the south side. The open design of the whole living area provides ample space for various layout possibilities. The kitchen in turn opens out onto a large terrace, which is perfect for al fresco entertaining and relaxing at any time of the day. There is also a full guest bathroom on the ground floor, giving the property a total of 4 bathrooms.

Stairs off the lounge area take you either down to the basement or up to the bedrooms on the first floor and on up to the roof terrace on the second floor. The basement runs the entire width and breadth of the house and therefore has a great deal of potential in terms of what it could be used for. There is also another room, currently used as an office and a full bathroom, down on this level.

All 3 bedrooms are on the first floor. The master bedroom is on the southern side and opens out onto a decent-sized terrace overlooking the coastline. There is plenty of cupboard space in the dressing area that leads into the en suite bathroom. The other two bedrooms can be found on the northern side of the villa. These rooms open out onto a shared terrace at the front of the house. An independent bathroom on the landing serves these two rooms. All rooms have fitted wardrobes and air conditioning has been pre-installed.

The roof terrace, on the second floor offers fabulous 360-degree views of the coast and surrounding area.

There is a reversible air conditioning unit in the lounge/dining area and all the windows and sliding doors are double-glazed and fitted with mosquito screens and electric shutters. A solar water heating system is installed up on the roof.

The villa has two allocated parking spaces on the street in front of the house, however, there is ample space to park several cars along the side of the property. The plot, as it is now, is very easy to maintain. It would be possible to install a pool on the terrace on the south side of the villa for anyone wishing to do so. Nothing can be built on the land in front of the villa, so the open view out over the Ria Formosa is guaranteed. Once all the villas have been built, the communal areas around the urbanisation will be landscaped and maintained by the municipality.

This up and coming area is only 10 minutes from the vibrant town of Olhão and all its amenities, 20 minutes from Tavira and 25 minutes from Faro airport. The Ecovia that runs the length of the Algarve, for those who enjoy walking or cycling, is right on the doorstep. This villa would suit anyone looking for a lock-up-and-go holiday home or something comfortable and easy to maintain for year round living.



Allgemeine details

- Baujahr : 2020
- Hausart: Halb Freistehend
- Blick: Meerblick, Strandblick, Blick auf den Fluss, Ausblick Dorf
- Aussenbereich: Privatgarten, Terrasse / Balkon, Dachterrasse
- Wasserversorgung: Leitungswasser
- Abwasserentsorgung: Netzentwässerung

Innenraumdetails

- Heizung: Klimaanlage (Heizung + Kühlung)
- Isolierung: Doppelverglasung
- Möbel: Einschließlich Möbel
- Küche: Vollständig ausgestattet
- Badezimmer: Dusche
- Schlafzimmer: Einbauschränke, Klimaanlage, Ankleidezimmer, Zugang zur Terrasse, Eigenes Badezimmer
- Ausrüstung: Elektrische Rolläden, Alarm, Schiebetüren
- andere Bereiche: Storage
- Keller
- Lageplan: Erdgeschoss, Erste Etage, Zweite Etage, Keller
- Energieausweis: A

Außendetails

- Außenbereich: Privatgarten, Umzäuntes/ummauertes Gelände, Elektrisches Tor , Dachterrasse, Terrasse/ Balkon
- Parkplatz: Privatparkplatz, Strassenparkplatz
- Strand: 5 min. by car
- Golfplatz: 15 min. by car
- Supermarkt: 10 Min. Fußweg
- Restaurant: 5 Min. Fußweg
- Klinik: 10 min. Autofahrt
- Airport: 10KM
- Eigentum: Privatbesitz (Onshore)