



## Modern and exquisite 4 bedroom villa for sale, in Loulé



### Στοιχεία μεσίτη

Όνομα:	VAP Real Estate
Όνομα εταιρείας:	
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 1,990,000

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Faro
Πόλη:	Loule
Διεύθυνση:	Loulé (São Clemente)
Δημοσιεύθηκε:	22/07/2024

### Περιγραφή:

Located in the charming town of Loulé, in the Algarve, this 4 bedroom villa is a true haven of luxury and refinement, offering comfortable and exclusive living with spectacular views over the countryside.

### Key features

- Energy Certification: A+
- Total Land Area: 2006 m<sup>2</sup>
- Gross Construction Area: 520 m<sup>2</sup>
- Distribution: Two floors + basement

### Interior Spaces

- Bedrooms: Four en-suite bedrooms, providing privacy and comfort.
- Office: A spacious and functional office.
- Bathrooms: Five bathrooms in total, all equipped with underfloor heating for greater comfort.

### Outdoor Spaces

- Private Pool: A heated and salt pool, ideal for relaxing and enjoying the sunny days of the Algarve.



Garage: Space for two cars in the garage and an outdoor pergola with capacity for two more cars.  
Vineyard: 250 m<sup>2</sup> of vineyard in full production, growing the Alicante Bouschet variety.

### Sustainability and Efficiency

Solar Thermo Accumulator: Capacity of 500 liters, powered by three solar panels.

Pre-installation of Photovoltaic Panels: Prepared for self-consumption and sale of energy, increasing the energy efficiency and sustainability of the property.

### Views & Ambiance

Sea View: Enjoy the panoramic view of the countryside from the rooftop terrace, an ideal space for moments of contemplation and relaxation.

Luxury Ambience: Every detail of this villa has been carefully thought out to provide a luxury and comfortable living experience, from the high-quality finishes to the modern amenities.

This villa in Loulé is more than a house, it is a true dream come true.

A luxury retreat amidst the natural beauty of the Algarve, offering an exclusive and sophisticated lifestyle.

If you are looking for a residence that combines comfort, sustainability, and elegance, this is the perfect choice.

Situated in Loulé, one of the most desirable regions of the Algarve, the villa offers easy access to the best beaches, golf courses, restaurants and other amenities that make living in this region a truly unique experience.

The proximity to the sea and the countryside provides the best of both worlds, ensuring an incomparable quality of life.

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Νέος: Οχι

### **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	552 τ.μ
Μέγεθος αυλής:	2007 τ.μ

### **Lease terms**

Date Available:

### **Contact information**



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