



## ALGARVE - S. B. Messines - Mixed land for sale, with approved project for a 400 m<sup>2</sup> villa, in Calvos



### Info Agente

Nombre:	Imofenix
Nombre empresa:	
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 159,000

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Faro
Ciudad:	Silves
Publicado:	26/11/2024

### Descripción:

Excellent investment for those who want to build a villa in the ALGARVE:

Land of 3900 m<sup>2</sup> with approved project for the construction of a detached house of 400 m<sup>2</sup> (construction can start immediately, license to be lifted).

Ground floor and 1st floor - swimming pool with engine room - garage with private parking.

Access by tarmacked street (no cul-de-sac), this land is located in Calvos, municipality of Silves, in a privileged and quiet location a few kilometers from supermarkets, shopping centers, beaches and the nightlife of Albufeira.

Two small villages with all the infrastructure nearby.

It has a 150sqm deep borehole made in 2020 and licensed (capacity of ± 1000 liters of water hour).

Excellent quality water.

There is a small ruin and several trees (olive, almond, carob and fig trees) on the land. There are about ten holes already made to accommodate fruit trees, as well as a hole to install a garden pond, in an ideal location thanks to the slope of the land.



The construction project:

- Ground Floor 295sqm

3 bedrooms with private bathroom. 19.60sqm - 18.45sqm and 29sqm

1 Locker room

1 guest toilet

1 laundry room

Large living and dining room 72.80sqm

Large kitchen of 38.60m<sup>2</sup> with central island and pantry

1 wine cellar

Access doors to the 2 terraces, to the north and south of the villa

Yard

- First floors 105.50sqm

1 master bedroom of 21.60sqm with en-suite bathroom and dressing room (dressing room)

1 bedroom of 12.25sqm

1 bathroom

1 living room

Large terraces around the villa

Yard

Swimming pool salt water

Machine room 6.40sqm

Garage 30.70sqm and parking lots at the entrance of the property

Excluded from the SCE, under paragraph g) of paragraph 2 of article 18 of Decree-Law no. 101-D 2020, of 7 December.

Don't miss this opportunity and contact us for a visit.

Our company assists in all sectors, such as how to obtain the best exchange rates, account opening and documentation related to bank loans, carrying out improvement works, etc.

- REF: T357.26

## **Común**

Tamaño del lote: 3900 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: T357.26



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