

## listing



### Info Agente

Nombre:	Jeroen R.M. Kramer
Nombre empresa:	Algarvacation.com Real Estate Ltd
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+351 (282) 313-139
Languages:	Portuguese
Sitio web:	<a href="http://algarvacation.com">http://algarvacation.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 681,919.4

### Ubicación

País:	Portugal
Publicado:	10/02/2025

### Descripción:

**Fantastic 3-Bedroom Villa in the surroundings of Porches, with Sea View!**

With a sea view, located on the outskirts of Porches, this 1-hectare property is set in a small residential area surrounded by a charming pine forest.

At an altitude of 89 meters, this property offers an excellent opportunity to renovate or rebuild your dream home in a peaceful location with plenty of privacy. Ideal as a family home or for rental purposes.

The property features a small orchard with various fruit trees, such as olive trees, almond trees, and carob trees, and is fully enclosed. Its privileged south-facing orientation not only provides a breathtaking sea view but also amazing natural lighting.

This 3-bedroom villa + annex includes a master bedroom with an ensuite bathroom and a double bedroom + bathroom on the first floor, with a large adjacent balcony offering stunning views. The third bedroom is located on the ground floor, with a shared bathroom.

On the ground floor, there is a kitchen with a barbecue on the exterior terrace. The adjacent living and dining rooms feature a cozy fireplace, perfect for gathering family or friends in a comfortable, inviting setting. The porch allows for late dinners with a privileged view from the mountaintop. You can choose to



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enclose the porch area, transforming this space into a larger room. On the first floor, one of the two ensuite bedrooms can also be enlarged due to the presence of this veranda.

All bedrooms have built-in wardrobes, further optimizing the available space. The property also includes an annex with a kitchen + dining room, a small bedroom, and a bathroom.

The property has a 60,000-liter water cistern, ideal for water storage, and an outdoor space with a barbecue (in front of the kitchen), perfect for enjoying the mild climate of the region. There is also the possibility to build a pool with no size restrictions, further increasing the potential of the property.

With a typically Portuguese architectural style, the house has great potential for appreciation and customization according to your needs.

In addition to being a great investment as a family residence or a holiday rental, also offers the opportunity to establish a rural tourism business. With the possibility to build up to 2,000m<sup>2</sup>, it provides ample space for accommodations, leisure areas, and other essential infrastructure for the sector.

### **Amenities**

Balcony  
BBQ  
Fence  
Fireplace  
Fitted kitchen  
Fruit trees  
Garden  
Private parking  
Terrace  
Zistern 60.000L  
BBQ  
1 ha  
Fenced  
273m<sup>2</sup> house  
Energy Certification D

Last Updated: 11:30 AM - Monday, April 14, 2025

### **Común**

Dormitorios:	3
Baños:	3
Pies cuadrados terminados:	273 m <sup>2</sup>
Tamaño del lote:	10830 m <sup>2</sup>

### **Room details**

Total rooms:	6
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# IMLIX

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.652.567

