



## 3-bedroom house for sale in Querença, Loulé, with heated pool, garden, and local housing license



### Information de l'agent

Nom:	João Serpa Santos
Nom de compagnie:	Prestige for Home
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 595,000

#### Location

Pays:	Portugal
État/Région/Province:	Faro
Adresse:	Querença, Tôr e Benafim
Soumis:	18/12/2024

#### Description:

**\*\*Beautiful Fully Renovated Property in Querença, Algarve\*\***

Discover this beautiful property nestled between land and sea, offering a unique investment opportunity for vacation rentals. Fully renovated with quality materials, this house features an ideal layout with three independent double bedrooms, located in the heart of the charming village of Querença.

#### House Features

##### \* Ground Floor:

- Living and dining room
- Toilets
- Fully equipped kitchen with American fridge
- Suite with Italian shower and WC
- Superb outdoor terrace with views of the 6m x 9m infinity pool, treated with salt water, garden and surrounding countryside.



\* Garden:

- Independent air-conditioned suite with Italian shower and WC, opening onto a courtyard with views of the pool and garden.

\* Upper Floor:

- Two-room air-conditioned apartment, accessible by an exterior staircase from the ground floor terrace.
- Suite with WC, living room and small equipped kitchen.
- Two large terraces offering panoramic views of the Algarve countryside and the village.

\* Additional Amenities:

- 2 solar panels for water heating
- 300-liter water heater
- Bedrooms equipped with reversible air conditioning (hot cold), sliding wardrobes, integrated lighting, sliding mosquito net
- Landscaped garden with fruit trees and flowers with automatic irrigation system

### Ideal Location

Located in the village square of Querença, in the heart of the preserved Algarve, the house enjoys an exceptional natural environment, surrounded by green hills. It is just 10 minutes from the town of Loulé and 30 minutes from Faro airport. The picturesque village of Querença is known as one of the most beautiful in the Serra de Caldeirão, offering an authentic and peaceful atmosphere.

### Village Life

Querença offers typical village life with three Portuguese specialty restaurants, a café-grocery opposite the magnificent church. The house is also ideally located just 25 minutes from the fine sandy beaches of the Algarve, offering a multitude of water activities and relaxation.

### Leisure Activities

- Golf: Coastal or forest courses, Ombria's 18-hole Golf 3 km away
- Hiking: Trails around Querença such as the Fonte de Benémola
- Buggy rides: Through the hills of the Algarve
- Water sports: Surfing, kitesurfing, paddleboarding, kayaking
- Nature observation: Bird watching in the Ria Formosa, cruises to admire dolphins

### Investment Opportunity

This property represents not only an ideal residence to enjoy life between land and sea, but also an exceptional investment opportunity. The region has a strong demand for rentals all year round, thanks to its 300 days of sunshine per year. Don't miss this chance to fully experience the authenticity and beauty of the Algarve in a privileged setting between tradition and modernity.

- REF: 1149-41



Nouveau: Non  
Année: 1945

## Commun

Chambres: 3  
Salle de bains: 4  
Pied carré fini: 110 m<sup>2</sup>  
Dimensions du lot: 625 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 1149-41

