



## Loule - Stunning 3-bedroom Villa in a quiet location with a private swimming pool



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Fine Country Algarve  |
| Nom de compagnie: |   |
| Pays:             | Portugal  |
| Expérience since: |   |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Téléphone:        |   |
| Languages:        | English, Portuguese   |
| Site web:         | <a href="https://www.fineandcountry.pt">https://www.fineandcountry.pt</a> |

### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | EUR 1,100,000 |

#### Location

|                       |                      |
|-----------------------|----------------------|
| Pays:                 | Portugal             |
| État/Région/Province: | Faro                 |
| Ville:                | Loule                |
| Adresse:              | Loulé (São Clemente) |
| Soumis:               | 06/01/2025           |

#### Description:

This beautiful Villa is located in the quaint city of Loulé, within a quiet residential area, walking distance to amenities and the city center, including the famous market and boutique shops and restaurants. The championship golf courses of Quinta do Lago and Vale do Lobo are just minutes away by car, where you will find the best beaches and resort facilities. There's also a choice of International schools in the area and Faro Airport is only a 20-minute drive away.

Offering comfort and elegance, this three bedroom and three bathroom villa boasts a build area of 275m<sup>2</sup>, and sits on a plot with 700m<sup>2</sup>.

Upon entering the villa, you are welcomed into a bright and spacious open-plan kitchen, dining, and living area, flooded with natural light from expansive windows that seamlessly connect to a south-facing terrace and swimming pool.

The ground floor features a generously sized primary suite complete with a walk-through wardrobe and a large shower room, a guest WC, and two well-proportioned bedrooms that share a modern bathroom.



Additionally one can find a practical laundry room which provides access to a covered terrace.

Descending to the lower level, the basement offers versatile spaces, including a dedicated office, a partially converted technical room functioning as a secondary office, and a spacious garage.

The villa is equipped with air conditioning throughout, while domestic hot water is efficiently supplied by two solar panels, a boiler in the basement, and a water recirculation system. Additionally, six photovoltaic solar panels on the roof contribute to energy efficiency. Electric shutters, controlled centrally from the front door, provide both security and convenience.

The villa is nestled in a peaceful residential area, where the rear terrace unveils captivating country views and features a private gate leading to a scenic path with direct access to town.

\*The feature(s) equipment(s) mentioned in this description are subject to verification and agreement between the vendors and buyers.

EPC: A

- REF: FC574GT

Condition: Good

Année: 2021

## Commun

Chambres: 3

Salle de bains: 3

Pied carré fini: 275 m<sup>2</sup>

Dimesions du lot: 700 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: FC574GT

