



## listing



### Agent Info

Name:	Jeroen R.M. Kramer
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Country:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+351 (282) 313-139
Languages:	Portuguese
Website:	<a href="http://algarvacation.com">http://algarvacation.com</a>

### Listing details

Property for:	Sale
Price:	USD 734,469.86

### Location

Country:	Portugal
Posted:	Jun 16, 2024

### Description:

This good quality “builder-built-for-himself” and well looked after 3 bed, 3 bath private pool bungalow style 260m2 villa on a large plot of land(approximately 5000m2, 1+ acre) on the outskirts of Porches and being only around 3km(2 miles) to the sea. This on a flat plot positioned property is offering complete privacy hence no in views, plot is completely (impressively!) walled/fenced in and even has a separation possibility going over more or less halfway, could be ideal for people having animals or want a separate area for eg. growing vegetables or whatever hobby. Access to plot via electric gate. Lay out villa; currently split up into two complete independent living units which are connected and could easily be converted to one big villa. Future owners looking for eg. a granny annex or guest accommodation might suit this split very well. One part consists of lounge with fire place, bedroom, kitchen, bathroom and a large covered terrace(which could easily be transformed into winter garden or completely included in living space. The other part boasts 2 en-suite bedrooms, lounge with pre installation for a fire place, kitchen with cloak room and again covered terracing that could be closed off for larger kitchen or winter garden, further there is a wind protected uncovered patio with built BBQ. Adjoining both Northern - and Southern part is a garage. A beautiful pool area including 4 x 9,5m surrounded by cobbled stone terracing and pleasant views over plot and surrounding nature. Pool lacks licensing, according to owner possible. Garden area has several outbuildings ao a carport and storage, further a variety of (fruit) trees; almond, pine, olive, orange, st. John's bread, lemon, palms and pomegranate. The almost complete garden surface is sandy and would benefit from some landscaping, More than pleasant holiday villa, if of interest would do very well in letting, just as suitable for permanent living however.



Villa can be split in 2 independent living units - 1 bedroom on one side 2 bedrooms on other side.

## Amenities

BBQ

Borehole

Electric gates

Fence

Fireplace

Fitted kitchen

Furniture partly included

Garage

## Common

Bedrooms:	3
Bathrooms:	3
Lot Size:	6990 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.834.884

