



Well-maintained large family villa located in the much sought-after location of Vale Formoso.



## Agent Info

Name: Keely Capel Teixeira  
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Name: Collection  
Country: Portugal  
Experience since: 2008  
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## Listing details

Property for: Sale  
Price: EUR 1,700,000

### Location

Country: Portugal  
State/Region/Province: Faro  
City: Loule  
Address: Loulé (São Clemente)  
Posted: Jul 24, 2024

### Description:

Offering 4 double bedroom suites, lounge dining, kitchen, outdoor kitchen, and large garage. Benefits of heated pool and borehole Excellent location for international schools and the Golden Triangle

This spacious villa sits in a beautiful, established, manicured garden, boasting large outdoor terraces and an outdoor kitchen. Internally, the property offers quality family living, a splendid lounge awaiting you from the moment you open the main doors, views across the pool and garden with a fitted kitchen and separate utility room, family cloakroom, and separate ground floor accommodation comprising of 2 double bedrooms with their private suites. The first floor offers another double bedroom, a suite and a large master bedroom.

Double garage with additional shower room



The Property is laid out on two floors and a basement as follows:

Enter the property through the electric gates onto a Calcada natural stone driveway leading to the main entrance of the property and also to the double garage. There is plenty of parking and turn access. Impressive handmade double wooden doors open into the property, with a reception area open to the wonderful lounge area. The sweeping staircase is the first pulling feature when accessing the property, leading to the gallery hallway and the first floor. The lounge is spacious, with a sitting area and fireplace with sound surround cinema, air-conditioning units, two sets of patio doors leading onto the terrace, and access to the cloakroom. To the right of the lounge, a door leads into a fully fitted, quality kitchen with integrated appliances including AEG Electric fan-assisted oven, AEG induction hob, dishwasher and fridge, and separate freezer. Sliding door leading onto the terrace with easy access to the outdoor kitchen. The utility room is adjacent to the kitchen and offers a fitted additional drinks fridge, AEG washing machine, and storage units.

To the left of the lounge, you have an internal hallway with access to the technical room with internal stairs leading to the basement, our first double ground-floor bedroom with fitted wardrobes, en-suite wet room, and patio doors. A second double bedroom with en-suite shower room and again with patio doors. Both bedrooms have direct access to the terrace and the heated swimming pool and have air conditioning.

## First Floor

This wonderful sweeping staircase takes you to the first floor with feature-stained glass artwork windows to a reception landing allowing access to bedroom 3, a double bedroom with fitted wardrobes, en-suite bathroom with walk-in shower unit, air-conditioning, and patio doors allowing access to a spacious terrace overlooking the pool and garden. The master suite has double wooden doors opening into a large king-size bedroom with a separate area with fitted wardrobes and a large en-suite shower room. Again, the bedroom benefits from patio doors accessing this wonder-sized terrace.

## Garage Basement

The property benefits from a good-sized garage capable of fitting 4 cars inside with an electrically operated garage door, log storage, a large water storage tank for the borehole, and an additional bathroom. Ideal to create a game room cinema room

## Outside:

The property is accessed directly from a village tarmac road, with electric gates accessing the property, garden alarm security, as well as the main house, which is fully walled and fenced with established mature shrubs and trees with automatic garden irrigation, beautiful natural lawns, and a sun-bathing terrace. The swimming pool is heated by the solar system and has an electrically controlled security cover. Adjacent to the swimming pool is the outdoor kitchen area with BBQ and facilities to enjoy outdoor living, including an outdoor cloakroom and storage. The property also has a pump room and additional storage area.

- REF: ACPS10602



New: No  
Built: 2007

### **Common**

Bedrooms: 4  
Bathrooms: 5  
Finished sq. ft.: 499 sq m  
Lot Size: 2000 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ACPS10602

