



619SQM PLOT VILLA - AT 1,5 Km FROM FALESIA BEACH



Agent Info

Name: Champion Capacity
Company Name:
Country: Portugal
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English, Portuguese
Website: <https://www.falesiaimobiliaria.com>

Listing details

Property for: Sale
Price: USD 589,945.16

Location

Country: Portugal
State/Region/Province: Faro
City: Albufeira
Address: Albufeira e Olhos de Água
Posted: Oct 02, 2024

Description:
AÇOTEIAS PRAIA DA FALÉSIA - ALBUFEIRA
VILLA WITH 619 SQM PLOT

Located in a pine tree area between Albufeira e Vilamoura, just a few minutes from Falésia Beach and all amenities, this is a true mediterranean villa surrounded by nature and green to be enjoyed from it's own private gardens and terraces.

The size of the plot and the placement of the house in the plot allows for the construction of a swimming pool if wished.

The villa is in perfect conditions, even more so with the refurbishing that has already been done: full replacement of the plumbing and strategical planamente of Velux windows that provide even more natural light to this already very cozy villa. Also the living room is equipped with a fireplace and a solar panel with the ability to warm around 300L of water.

We make our way in trthrough a small entrance hall that accesses the social bathroom as well as the rest of the house through the living room.

The very generous areas of the living room allow fro the room two flow into two different areas: a



dinning area that accesses the big kitchen and the garden and terrace and a leisure area with fireplace and big glass doors that access the terrace with BBQ and an outdoor eating area.

Still on the ground floor there is the master bedroom, another bathroom and another bedroom. This second bedroom was expanded to an area that was originally a garage area, being so that if wished, it can be turned into a third room with access through the entrance hall.

Due to its high ceilings, it was possible to build a wood mezzanine that serves perfectly as an home office and also has a very nice bedroom.

The outdoor area hugs the house giving it privacy and calmness of the nature creating a small oasis by the beach.

The garden has an automatic watering system and the costs of this are included in the condominium fees.

Besides the green surroundings of its own garden the villa is also benefited by being inserted in a complex with controlled access and swimming pool, multiple garden areas, mini golf and children's playground.

General Details:

Condominnium Fees (monthly): 91,66 - includes monthly lawn mowing, watering costs and access to the swimming pools, mini-golf and children's playground.

IMI (annual): 497,81

House Area: 125sqm

Plot Area: 619sqm

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Pedro Gonçalves +351 961 400 313

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Built: 1972

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	125 sq m
Lot Size:	619 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: PG62



IMLIX

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