



## 2 bedroom villa for sale at 170 000 € House with 5 rooms and a backyard



### Agent Info

Name:	João Serpa Santos
Company Name:	Prestige for Home
Country:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English, Portuguese
Website:	<a href="https://www.prestigeforhome.pt">https://www.prestigeforhome.pt</a>

### Listing details

Property for:	Sale
Price:	EUR 170,000

### Location

Country:	Portugal
State/Region/Province:	Faro
City:	Loule
Address:	Loulé (São Clemente)
Posted:	Jan 13, 2025

### Description:

House with 5 rooms and a backyard on a plot of 108.4 m2, spread over ground floor and 1st floor, in the historic area and in the center of Loulé, with easy and quick access to all kinds of amenities by commerce and services. From the municipal market to banks, hypermarkets to public transport or taxis, allowing you not to need to use the car.

It should be noted that semi-detached with this house is nº30, also for sale and which belongs to the same owners, which would not only facilitate the rehabilitation of the 2 houses, but would also allow the minimum construction of the two properties together of 146.4 m2.

This property is located with easy and short access to the A22, it is about 15 minutes from the airport, golf courses and the most recognized beaches.

This deal includes:

- Free financial support
- Bureaucratic support
- CPCV Offer - Promissory Contract of Purchase and Sale

Welcome to Loulé, a charming town that perfectly blends historic charm with modern convenience.

When you arrive at this picturesque destination, you'll be greeted by a vibrant array of options within walking distance. Just a 2-minute walk away, you will find the delicious Bocage Restaurant, where you



can enjoy exquisite cuisine. If you prefer a quick bite, Express & Go and Hamburgueria da Baixa - Loulé are also within walking distance.

As you stroll through the city, you will discover a total of 14 schools within a 13-minute walk, including the prestigious Instituto Superior Dom Afonso III, offering a rich cultural and educational experience. For your daily needs, there are 12 grocery stores within a 14-minute walk, with Minimercado Nice and Minipreço conveniently located just 5 minutes away. In addition, you will find a pharmacy just 4 minutes away, ensuring easy access to essential health amenities.

Loulé also boasts several natural attractions, with 5 points of interest within 11 minutes, including the serene Largo São Francisco and the lush Jardim dos Armuados, perfect for a peaceful retreat.

For entertainment, Cine-Teatro Louletano is just a 6-minute walk away, offering the perfect escape for movie enthusiasts. Should you need medical assistance, Loulé Hospital is easily accessible, just 7 minutes away.

With its dynamic mix of culinary delights, educational institutions, essential amenities, natural beauty, and entertainment options, Loulé is a destination that caters to all your needs, making it an ideal place to experience the best of both worlds. This charming villa in Loulé offers a unique opportunity to transform this ruin into an idyllic getaway, with a vast plot of 109m<sup>2</sup> and a built area of 73m<sup>2</sup>. With a quiet, central location and close to all major amenities, this property is a true gem to be explored. Take this chance to rescue this historic villa and transform it into a dream refuge in this charming city of Loulé. - REF: 1088-197

New:	No
Condition:	Must be reformed
Built:	1937

### **Common**

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	73 sq m
Lot Size:	109 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	1088-197
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