



**EAV-2407**

**€ 635.000**

<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>5</b>
<b>Area:</b>	<b>363</b>
<b>Size of plot:</b>	<b>1380</b>
<b>Pool:</b>	<b>0 mtrs</b>
<b>Year of construction:</b>	<b>2001</b>
<b>Energy Efficiency:</b>	



## **LARGE 4 BEDROOM VILLA WITH POOL FOR SALE NEAR CARVOEIRO BEACH & GOLF COURSE**

This stylish traditional villa is located near the Gramacho and Pestana Golf courses and within minutes drive of Lagoa, Carvoeiro and various beaches. The property features a large entrance with a 'winter garden' in the centre of the property. The property has 3 levels. On the ground floor, there is an ample entrance with a centre winter garden, an office, two bedrooms, two of them with ensuite bathroom, one guest w/c, kitchen, dining room, living room and office. The kitchen has been recently updated, modern style with flood lighting, and fully equipped with modern appliances, laundry room with washer and drying, and a pantry room with additional fridges / freezer. There is also an enclosed patio for outdoor clothes drying. On the first floor, there is 1 large ensuite bedroom with a large terrace and a jacuzzi overlooking the countryside and towards the Portimao coast. In the 'basement', there is a large space suitable for a gym/cinema currently fitted with a sauna and shower room. Outside, the property has terraces all around the property and a massive pool with terrace to enjoy the views. There is also an outdoor pergola for winter dining, with electric shutter, large sitting area and bbq. The garage is large enough to fit 2 cars and has a separate workshop. The property has low maintenance gardens, electric gates, alarm system, air conditioning and fireplace.



### **LAGOA**

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**Important notice:** These particulars are not an offer or contract, nor part of one. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, layout plans and distances are for guidance only and should not be relied upon as a statement of fact. All property details have been provided by the seller and should not be considered factually accurate about the property, its condition or value. Exclusive Living Mediação Imobiliária Lda. holds no responsibility to the accuracy of the information and will not be held liable for any errors on any representation on the property. A buyer must not rely on this information without conducting an inspection or hiring professionals for surveys or legal services to verify all details and documentation prior to a property purchase.



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