



**EAV-2427**

**€ 750.000**



## CONTEMPORARY VILLA NEAR ESTOMBAR LAGOA FOR SALE ALGARVE

Contemporary villa with High Tech system in a country environment with lovely views of Monchique mountains and Vale de Pinta Golf Course. Equipped with domotics system, (home control on temperature, blinds, lighting, alarm) and under floor heating and cooling assuring comfort all year around, this villa consists of : ground floor there is an entrance hall, a beautiful lounge and dining room with fireplace, equipped kitchen, separate laundry/pantry room, a guest cloakroom, 3 bedrooms are located away from the communal area, securing quietness, one with private bathroom and a further bathroom. In the living room a staircase leads to a Mezzanine currently used as a gym and office and there is the 4th ensuite bedroom for guests with a spacious balcony overlooking peaceful country scenery. The lovely garden is automatically irrigated, a kidney shaped salt water swimming pool with plenty of terrace around, garage, electric gates and a large cistern that collects rainwater. This fenced property was build in order to be autonomous and reduce the costs of maintenance and water. A solar panel system for heating as well as generates an income from electricity production. An excellent investment for a permanent living!

<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>4</b>
<b>Area:</b>	<b>261</b>
<b>Size of plot:</b>	<b>3800</b>
<b>Pool:</b>	<b>8x 3 mtrs</b>
<b>Year of construction:</b>	<b>2010</b>
<b>Energy Efficiency:</b>	<b>AA+</b>



### 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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