



**EAV-2317**

**€ 825.000**

<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>3</b>
<b>Area:</b>	<b>193</b>
<b>Size of plot:</b>	<b>1281</b>
<b>Pool:</b>	<b>0 mtrs</b>
<b>Year of construction:</b>	<b>2007</b>
<b>Energy Efficiency:</b>	<b>B</b>



## **BEAUTIFUL MODERN VILLA OVERLOOKING GOLF COURSE WITH SEA AND ESTUARY VIEWS.**

Beautifully positioned on a front-line plot, in one of the most stunning locations in the Western Algarve, this villa offers space, modern comfort and stunning views over the Palmares Golf course to the sea and estuary. With a total build area of 393m<sup>2</sup> this spacious villa comes fitted with gas central heating, air conditioning a wood burner, fully fitted kitchen, electric shutters and gates, and automatic irrigation. The large entrance hall, open plan living room, dining room and kitchen, master bedroom with en-suite bathroom, two double bedrooms, shower room and guest w.c. are all on one floor, that leads to the pool and barbecue area. The lower floor, opening on to the garden has an additional en-suite bedroom, and a games/leisure room. There is also a garage and fabulous roof terrace. Priced competitively, must be viewed for full appreciation.



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