



**EAV-2561**

**€ 998.500**

|                              |               |
|------------------------------|---------------|
| <b>Bedrooms:</b>             | <b>4</b>      |
| <b>Bathrooms:</b>            | <b>4</b>      |
| <b>Area:</b>                 | <b>170</b>    |
| <b>Size of plot:</b>         | <b>3725</b>   |
| <b>Pool:</b>                 | <b>0 mtrs</b> |
| <b>Year of construction:</b> |               |
| <b>Energy Efficiency:</b>    |               |



#### **4 BEDROOM IMMACULATE VILLA IN STA. BARBARA DE NEXE, WITH FABULOUS COASTAL VIEWS**

This lovely home has been carefully built and cared for as a primary residence. The villa welcomes you with a long driveway leading to the front door where you are welcomed by a bright and open entrance hall leading to the open concept living room and kitchen, all south facing and benefiting from wonderful seaviews. On this level, there is a guest w/c, a dining room, living room, and a separate bar/sitting room. There is also two bedrooms on this level, a lovely outdoor terrace with various sitting areas, bbq, jacuzzi and large swimming pool surrounded by well manicured gardens throughout. The top floor has two bedrooms both with ensuite bathrooms. The property has been equipped with fireplace, underfloor heating in some of the rooms, and air conditioning units. The garden has an irrigation system and fencing all round. Electric gates, alarm system and an ornamented garden with various sculptures and other decorative pieces. The urbanization has tennis courts and a restaurant. An ideal location for a permanent home or holiday property. Conveniently located by all the amenities of the village of sta. Barbara de Nexe within a 5 minute drive.



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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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