



**EAV-2660**

**€ 1.150.000**



## BEAUTIFUL MODERN 3 BEDROOM VILLA FOR SALE IN ALPORCHINHOS CLOSE TO THE BEACHES

Privileged location within walking distance (400m) from the beach and Vila Vita Park Resort in Alporchinhos. This villa was built with high quality & finishing and is composed of 2 levels, on the g/f, a high ceiling hall invites to a spacious living room with fireplace, a large dining room, open plan modern fully equipped kitchen, separate laundry and storage room, a toilet for guests. On the 1st floor the spacious and bright hall way is now currently used as a TV room with access to a balcony affording sea view, the 3 en-suite bedrooms are all very spacious and bright, one has a walk-in wardrobe and balcony. Swimming pool and all divisions are facing south, enjoying maximum sun exposure.

The exterior has a swimming pool, shower facility by the pool, a toilet, built-in BBQ, a wooden pergola offering shady area for outdoor meals, beautiful landscaped mature garden around the pool area and the rear garden there is a variety of fruit trees. The plot is fully fenced, with automatic gates, alarm system assuring privacy and security.

The villa is equipped with air conditioning in all rooms, electric shutters, solar panels for water heating, off road secured parking in the driveway.

Ideal for holiday /permanent living as well as for rental investment!

<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>5</b>
<b>Area:</b>	<b>320</b>
<b>Size of plot:</b>	<b>2230</b>
<b>Pool:</b>	<b>5x12 mtrs</b>
<b>Year of construction:</b>	<b>2007</b>
<b>Energy Efficiency:</b>	<b>B</b>



### LAGOA

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