



## Quarteira - Villa



 5

Bedrooms

 4

Bathrooms

 321,74

Area (m<sup>2</sup>)

 1968

Land Area (m<sup>2</sup>)

**1 995 000 €**

(EUR €)

## Excellent Villa with Sea View

This fully renovated 5 bedroom villa is the ideal place for healthy outdoor living.

The villa consists of a ground floor with a modern open plan kitchen (Open Space), well equipped, provides a functional and inviting space to prepare memorable family meals, laundry area, living and dining room, a bathroom, two bedrooms/offices and or games room and finally a fabulous patio.

The upper floor offers five bedrooms, one en suite and two more bathrooms. Three of the rooms on the second floor have access to individual balconies with views of the countryside and sea. With five spacious bedrooms and four elegant bathrooms, there is room for the whole family and guests. Air conditioning and heat pumps ensure year-round thermal comfort, while home automation offers convenience and intelligent control.

The extensive and calm outdoor area invites you to leisure, gardening and nature.

The villa is ideal for children and animal lovers who will enjoy a huge space to play.



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 AMI 22786

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



This villa is located just approximately 10 minutes drive from Vilamoura, in a very quiet residential area, just minutes from the beach and golf.

This villa is located next to the road that gives access to Almancil, Quinta do Lago, Vale do Lobo, Quarteira and Vilamoura, which makes it easy to travel both to leisure areas such as golf or beaches, as well as to typical local restaurants or numerous supermarket services. Below are some approximate driving distances from some places and services:

- Vilamoura International College: approx. 20 minutes
- Vilamoura Tennis Academy: approx. 15 minutes
- Vilamoura Sailing School: approx. 17 minutes
- Vilamoura Equestrian Centre: approx. 18 minutes
- Vilamoura Marina: approx. 15 minutes away
- Vilamoura Golf Courses: approx. 10/13 minutes
- Local beaches: approx. 10 minutes away
- Vilamoura Private Clinic: approx. 20 minutes
- Lusíadas de Vilamoura Hospital: approx. 20 min.
- Loulé Private Hospital: approx. 12 minutes
- Gambelas Hospital (HPA): approx. 30 minutes
- Loulé Train Station: approx. 15 minutes
- Faro International Airport: approx. 30 minutes
- Lisbon: approx. 2h30m (A22 motorway)
- Access to the A22 motorway in about 10 minutes, which connects the entire Algarve.

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## Property Features

- Drive way
- Views: Countryside views
- Security alarm
- Electric shutters
- Automatic irrigation
- Walking distance to beach
- Parking space
- Solar heating
- Irrigation System
- Sealed land area
- Security door
- Energetic certification: B
- Mains water
- Electric network
- Parking place type: Exterior
- Suite
- Caixilharia: Dupla, Estores, Pvc
- Infraestruturas: Iluminação De Rua
- Pavimento: Cerâmica, Flutuante
- Nº De Casas De Banho: 3
- Nº De Escritórios: 1
- Nº De Pisos: 2
- Solar system
- Video entry system
- Double glazing
- Electric gates
- Main drainage
- Quiet Location
- Extractor Fan
- Closed fireplace
- Barbecue
- Walled land area
- Uninterrupted views
- Solar orientation: South
- Family / Baby friendly
- Parking places number: 3
- Perto De Mar
- Acessos: Calçada
- Cozinha: Móveis Lacado, Placa
- Luz Natural: Muito Iluminado
- Tipo De Empreendimento: Habitação
- Nº De Divisões: 6
- Nº De Piscinas: 1
- Nº De Varandas: 4



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