



## Silves - Villa



 4	 4	 257,77	 17090			<b>1 125 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Stunning villa surrounded by landscaped gardens, 3 suites, 1 bedroom, 4 bathrooms, swimming pool, closed garage and covered parking.

Stunning villa surrounded by landscaped gardens and magnificent views on the famous orange route. This imposing 4-bedroom villa, three of which are en-suite, with 4 bathrooms, combines modern luxury with timeless charm. Offering 258 square metres of total constructed area. The villa is in a 17090m2 plot, surrounded by nature and lush, typically Algarvian landscapes. Two terraces on the ground floor and two balconies on the first floor, one of them huge, offer opportunities for relaxation, entertaining and comfort and space.

On the ground floor, there is an entrance hall, a bedroom used as an office, a full bathroom, a lounge with a fireplace and a dining room, both with access to a large, covered, south-facing terrace.



**Fernando Costa**

+351 961 400 722 <sup>2</sup>

f.costa@portugaldh.com

**T +351 289 512 728 <sup>1</sup> · T +351 963 748 151 <sup>2</sup> · E geral@portugaldh.com**  
**Av. dos Descobrimentos Edf. Arcadas de S. João Loja O 8200-260 Albufeira**  
**AMI 22786**

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



A well-designed kitchen with a large central island, perfect for socialising, a large pantry and plenty of space for storage or a fridge freezer. The fully equipped kitchen has high-quality finishes, ideal for those who like to cook or appreciate a well-thought-out space. The kitchen has direct access to a large terrace with a barbecue, located between the kitchen and the pool, ideal for al fresco dining. Living room and dining room bathed in natural light, coming from three large, glazed doors with access to a south-facing covered terrace.

Upstairs, you'll find three bedrooms with en-suite bathrooms. The master suite has access to two terraces, one private with views of the pool and the other to the main south-facing terrace. A corridor leads to the huge south-facing balcony with breathtaking views of the surrounding countryside.

Outside, the villa's grounds are a veritable oasis. The large swimming pool invites you to take a refreshing dip on hot Algarvian days, while the extensive terrace offers endless possibilities for al fresco dining, barbecues, or simply relaxing with a good book. The landscaped gardens are dotted with lush vegetation, ideal for enjoying the tranquillity of the countryside.

Enclosed garage with space for two cars and an additional covered carport for two cars.

Optional thermo-accumulator or gas water heating.

Take advantage of this unique opportunity. Book your viewing now.

To visit call directly 00351 961400722

## Property Features

- Heating
- Washing machine
- Refrigerator
- Fitted wardrobes
- Fireplace
- Water heater
- Kitchen: Hob, Oven, Fridge, Freezer, Microwave, Dishwasher, Washing machine, Drying machine, Exhaust, Water heater, Water boiler, Combined
- Proximity: Golf course, Restaurants, City, Open field, Pharmacy, Public Transport, Schools
- Built year: 2001
- Laundry
- Storage / utility room
- Double glazing
- TV
- Dishwashing machine
- Air conditioning
- Wood burner
- Equipped kitchen
- Thermoaccumulator
- Pool
- Garden
- Floors: 1
- Drive way
- Views: Countryside views, Mountain views, Garden view
- Electric gates
- Quiet Location

**Fernando Costa****+351 961 400 722 <sup>2</sup>**

f.costa@portugaldh.com

**T +351 289 512 728 <sup>1</sup> · T +351 963 748 151 <sup>2</sup> · E geral@portugaldh.com**  
**Av. dos Descobrimentos Edf. Arcadas de S. João Loja O 8200-260 Albufeira**  
**AMI 22786**

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



- Pantry
- Central location
- Parking space
- Closed fireplace
- Sealed land area
- Energetic certification: B-
- Mains water
- Gas: Bottle
- Orientation: Exterior
- Garage
- Parking places number: 2
- Permite Animais
- Acessos: Alcatrão, Calçada
- Cozinha: Placa, Tijoleira
- Fuga De Fumos: Chaminé De Alvenaria, Chaminé Mecânica
- Pavimento: Cerâmica
- Proximidade: Bancos, Escolas, Ginásios, Padarias, Polícia, Supermercados
- Tipo De Empreendimento: Habitação
- Nº De Casas De Banho: 4
- Nº De Frentes: 2
- Nº De Piscinas: 1
- Nº De Terraços: 3
- Gas fire
- Extractor Fan
- Irrigation System
- Uninterrupted views
- Solar orientation: North, South
- Balcony
- Electric network
- Terrace
- Furnished
- Parking place type: Exterior
- Suite
- Caixilharia: Alumínio, Dupla, Pvc
- Equipamento: Depósito De Gás
- Luz Natural: Muito Iluminado
- Pavimento Hall De Entrada: Granito
- Terreno: Conservação Da Natureza, Residencial
- Nº De Arrecadações: 1
- Nº De Divisões: 6
- Nº De Garagens: 2
- Nº De Pisos: 1
- Nº De Varandas: 1

**Fernando Costa**+351 961 400 722 <sup>2</sup>

f.costa@portugaldh.com

**T +351 289 512 728 <sup>1</sup> · T +351 963 748 151 <sup>2</sup> · E geral@portugaldh.com**  
**Av. dos Descobrimentos Edf. Arcadas de S. João Loja O 8200-260 Albufeira**  
**AMI 22786**

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