



## Ferreiras - Villa



 **3**  
Bedrooms
  **3**  
Bathrooms
  **197,8**  
Area (m<sup>2</sup>)
  **Garage**
 **Swimming Pool**

**480 000 €**  
(EUR €)

### 3 bedroom villa in Albufeira, with swimming pool and garage in box.

3 bedroom villa in Albufeira, inserted in a private condominium with swimming pool and garage in box.

Upon entering the villa, we have an entrance hall, which gives us access to a service bathroom, a spacious dining/living room with large windows that give access to an outdoor terrace, with great sun exposure.

It also has, on the ground floor, a fully equipped kitchen with pantry, offering storage and organization.

On the first floor, there is a hall with wardrobe that distributes the three bedrooms, one of which has a private bathroom, and a second bathroom with bathtub.



**Olivier Pinto**

+351 964 875 125 <sup>2</sup>  
o.pinto@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 Edif. 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)



Finally, on the -1 floor, this villa has a garage divided into two spaces; The first allows parking for one car and also offers storage spaces. The second can be defined in an office, with several wardrobes

With excellent finishes, this villa is sold fully equipped; air conditioning in all rooms, water heater for water heating, equipped kitchen, electric shutters, BBQ, private parking.

With easy access to the center of Ferreiras, served by hypermarkets and other types of shops and services less than 5 minutes walk.

We are waiting for you. We have a team available to give you the best support in your next real estate investment.

Contact us!

It is 7km from Fisherman's Beach and Albufeira Downtown.  
40 minutes from Faro International Airport. Don't miss this opportunity!

Condo fee: 50€/month

IMI: 400€/month

Direct contact for additional information and visits:

Olivier Pinto - 964.875.125

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## Property Features

- Washing machine
- Refrigerator
- Fitted wardrobes
- Kitchen: Hob, Oven, Fridge, Dishwasher, Washing machine, Exhaust, Water boiler
- Proximity: Restaurants, City, Public Transport, Schools
- Private condominium
- Basement
- Video entry system
- Electric shutters
- Electric gates
- Main drainage
- Barbecue
- Solar orientation: South
- Garage
- Acessos: Alcatrão
- Cozinha: Móveis Madeira
- Proximidade: Bancos, Escolas, Padarias, Supermercados
- Tecto Hall De Entrada: Falso Pladur
- Nº De Divisões: 5
- Nº De Piscinas: 1
- Nº De Terraços: 1
- Dishwashing machine
- Air conditioning
- Laminated floor
- Pool
- Built year: 2010
- Drive way
- Views: City view, Garden view
- Double glazing
- Electric garage gate
- Pantry
- Central location
- Energetic certification: B-
- Terrace
- Parking place type: Interior
- Caixilharia: Alumínio, Dupla, Estores
- Pavimento: Cerâmica, Flutuante
- Revestimento Exterior: Pintado
- Nº De Casas De Banho: 3
- Nº De Garagens: 1
- Nº De Pisos: 2
- Nº De Varandas: 2

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