



3 Bedroom Villa For Sale in Loulé (São Clemente)

Ref: Cristal

The property is being sold in its current condition. Please note that there is presently no Habitation (Licença de Utilização) issued for the property. In addition, the first-floor accommodation is not currently recognised as legal construction by the Câmara Municipal de Loulé and will require removal/alteration in order to obtain a Habitation license. If this were to be carried out then the ground floor accommodation could be extended up to 300m², subject to municipal approval and purchaser due diligence.

Set in beautifully mature gardens, the majority of which are flat this detached property set over two floors offers the following accommodation: Entrance hall with built in utility room under the stairs, fully fitted kitchen leading into the dining area with log burning stove. There are two bedrooms, one double and one single on this floor sharing the family bathroom. From the entrance hall, you can also access the large garage.

The present first floor enjoys a spacious sitting room with views over the garden and large terrace doors leading out to a partially covered terrace with wood decking, swimming pool and steps leading down to the garden. The generous master suite on this floor has dressing area, en-suite with both large walk in shower and bath. The suite benefits from a private terrace overlooking the beautiful gardens.

For those looking for a beautiful mature garden, then this property certainly offers that with many fruit trees, including 30 olives, walnuts, oranges, lemons, clementines, apricots, plums, apples, pomegranates, figs, almonds, and nesperas. The garden is

	3 bedrooms		3 bathrooms
	174 m ²		4577 m ²
	1981		Pool
€ 445,000			

Features

- Garage
- Pool
- Air conditioning
- Fireplace
- Terrace
- Views: Garden view
- Garden
- Barbecue
- Double glazing
- Thermoaccumulator
- Security alarm
- Proximity: Beach

fenced to the road-side with two sets of entrance gates. There is a carport with space for 2 cars plus ample open parking.

The property also benefits from mains water for the house and well water for the garden irrigation system and swimming pool.

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 174 m ²	 4577 m ²
 1981	 Pool
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Features

- Septic tank
- Irrigation System
- Views: Pool view
- Mains water
- Built year: 1981
- Electric garage gate
- Mosquito nets
- Renovation year: 2007
- Energy Rating C