



## 3 Bedroom Villa For Sale in Santa Bárbara de Nexe

Ref: Açai

A detached single-level, 3-bedroom villa in a south-facing, elevated position with open country views. A corner plot with two separate electric entry gates.

One electric sliding gate opens onto a calçada driveway which leads to the front entrance door. An entrance hallway with double doors to the open-plan lounge with wood burner fireplace & dining area. Two sets of patio doors open onto the shaded terrace with the pool and garden beyond.

The dining area leads to a fitted kitchen with good-quality wood units, granite surfaces and top-quality appliances.

The master bedroom has an en-suite shower room with underfloor heating and patio doors to the south-facing terrace.

Bedrooms 2 and 3 share a large family bathroom and bedroom 4 (which has been converted from the garage) has an ensuite shower room and direct access from outside. Outside there is a laundry room, several shaded seating areas, extensive terraces and low-maintenance gardens with automatic Irrigation.

The swimming pool, renovated in 2017, is 10 x 5m.

Two separate workshops/storage rooms at a garden level below the terrace.

There are 8 solar panels on the roof terrace providing electricity to the house and separate solar panels for hot water.

The second electric entrance gate leads to an extensive parking area and a double

 3 bedrooms	 3 bathrooms
 200 m <sup>2</sup>	 2280 m <sup>2</sup>
 1990	 Pool
<b>€ 795,000</b>	

### Features

- Main drainage
- Pool
- Air conditioning
- Private garden
- Terrace
- Views: Sea views
- Views: Mountain views
- Garden
- Barbecue
- Double glazing
- Automatic irrigation
- Built year: 1990

carport.

The Villa is located within walking distance of the village of Bordeira, and close to Estoi, Santa Barbara de Nexe, Loulé and Sao Bras de Alportel. Just 20 minutes drive from Faro International Airport from the Beaches of the Central Algarve.

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## Features

- Security alarm
- Electric entrance gate
- Irrigation System
- Mains water
- Quiet Location
- Parking space
- Under floor heating
- Sealed land area
- Solar heating
- Photovoltaic electric panels
- Solar Panels
- Energy Rating B