



## EXCLUSIVE SALE 4 BEDROOM VILLA WITH 2 BEDROOM GUEST COTTAGE

€695,000.00

## Details:

**Ref:** AB0246  
**Type:** Villa  
**Living Area:** 500m<sup>2</sup>  
**Plot Area:** 13800m<sup>2</sup>  
**Construction Year:** 1993

**Bedrooms:** 4  
**Bathrooms:** 4  
**Ensuites:** 4

## Location:

**Region:** Algarve  
**City:** Silves  
**Zone:** Silves

## Property Description

This lovely home is nestled in the countryside and only a 2 km drive from the historic, medieval town of Silves. The championship golf courses of Silves, the Faldo course and the O'Connor course are also a short distance away and the stunning beaches are just a 10 km drive! This all on a plot of 13.800m<sup>2</sup> with beautiful views over the wonderful countryside. The perfect property for a permanent living, a joy to call home and we don't need to detail the potential income and lifestyle. Don't miss this opportunity, contact us asap for more information because we are happy to take the time for you and we would love to show you the property! If a physical appointment is not convenient, contact us for the digital options.

## Additional Info

The driveway leads you to the impressive entrance of the villa from where the main entry hall leads to the light filled spacious living/dining area with a fireplace and an open plan fully fitted kitchen with the benefit of a pantry. From the living area we come into an additional lounge area with windows and sliding doors overlooking the south facing terrace with a heated salt water swimming pool.

On the same level are 3 double bedrooms which are all ensuite with built in wardrobes and all of them with access to the south facing terrace.

On the first floor we find an other ensuite bedroom with a walk in closet and with panoramic country views. There is already plenty of parking space on the driveway but on top of that is a huge garage which can accommodate at least 4 cars, 2 store rooms and a separate storage for firewood.

Then there also a guest cottage (90m<sup>2</sup>) comprising: 2 bedrooms, open plan lounge area with fire place, a fully fitted kitchen and 1 family bathroom.

This all surrounded by mature gardens and trees with an irrigation system and a private borehole.

To complete the picture there are 9 solar panels for heating the pool, 4 solar panels for the hot water and air-conditioning in all bedrooms and the living area.

## Property Features

### TECHNICAL

Wifi:	Yes	Water:	Borehole
TV:	Cable	Sewage:	Fossa

### OUTSIDE

Pool Heating:	Yes	Parking:	Garage, Private parking places
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Gates: None Pool: Private  
Garden: Private

#### ENERGY

Heating Type: Air conditioning Heating Source: Electric, Fire place, Solar

#### LOCATION

Surrounding: Countryside, Quiet Views: Countryside  
Access to Property: Good Access

#### INSIDE

Appliances: Dishwasher, Extractor Fan, Shutters: Manual  
Freezer, Gas Hob, Microwave,  
Oven, Refrigerator, Washing  
machine  
Furniture: Negotiable Kitchen: Open