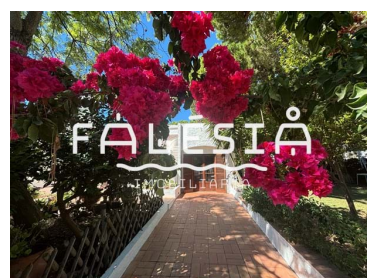




## Albufeira e Olhos de Água - Villa



3	2	125	619		N/A
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Swimming Pool	(EUR €)

### 619 SQM PLOT - VILLA (T2+1) - AT 1,5 Km FROM FALESIA BEACH

AÇOTEIAS – PRAIA DA FALÉSIA - ALBUFEIRA  
VILLA (T2+1) WITH 619 SQM PLOT

Located in a pine tree area between Albufeira e Vilamoura, just a few minutes from Falésia Beach and all amenities, this is a true mediterranean villa surrounded by nature and green to be enjoyed from it's own private gardens and terraces.

The size of the plot and the placement of the house in the plot allows for the construction of a swimming pool if wished.

The villa is in perfect conditions, even more so with the refurbishing that has already been done: full replacement of the plumbing and strategical planamente of Velux windows that provide even more natural light to this already very cozy villa. Also the living room is equipped with a fireplace and a solar panel with the ability to warm around 300L of water.



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We make our way in through a small entrance hall that accesses the social bathroom as well as the rest of the house through the living room.

The very generous areas of the living room allow for the room to flow into two different areas: a dining area that accesses the big kitchen and the garden and terrace and a leisure area with fireplace and big glass doors that access the terrace with BBQ and an outdoor eating area.

Still on the ground floor there is the master bedroom, another bathroom and another bedroom. This second bedroom was expanded to an area that was originally a garage area, being so that if wished, it can be turned into a third room with access through the entrance hall.

Due to its high ceilings, it was possible to build a wood mezzanine that serves perfectly as an home office and also has a very nice bedroom.

The outdoor area hugs the house giving it privacy and calmness of the nature creating a small oasis by the beach.

The garden has an automatic watering system and the costs of this are included in the condominium fees.

Besides the green surroundings of its own garden the villa is also benefited by being inserted in a complex with controlled access and swimming pool, multiple garden areas, mini golf and children's playground.

#### General Details:

Condominium Fees (monthly): €91,66 - includes monthly lawn mowing, watering costs and access to the swimming pools, mini-golf and children's playground.

IMI (annual): €497,81

House Area: 125sqm

Plot Area: 619sqm

Contact me and discover how to get the best results in the sale of your property as well !

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Falésia Imobiliária®

Those who trust us with their properties for sale in Olhos de Água and Albufeira have the best results. When it comes to selling, owners with the opportunity to have access to the best tools, the best market knowledge and extensive commercial experience are able to achieve their goals.



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## Property Features

- Built year: 1972
- Private condominium
- Solar orientation: North, East, West
- Quiet Location
- Pool
- Air conditioning
- Equipped kitchen
- Drive way
- IMI Value: 432,74€
- Condominium value: 91,66
- Walking distance to beach
- Terrace
- Garden
- Barbecue
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Playground



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