

Portugal Praia da Luz Villa For sale

- Portugal Algarve Western Praia da Luz



Property **Description**

An exceptionally well presented single storey villa just a few minutes from the picturesque fishing village of Praia da Luz and the historic town of Lagos. Located on a small urbanization of only 8 properties and positioned on a 8,520 sqm plot with a build of 322 sqm, including a 77m² 4 car garage and storage.

Entrance to the private villa is through double oak doors to a generous hall where there is a large guest cloakroom. On the left are double doors leading you into a 54m² bright and spacious lounge equipped with a log burning fire place, as well as pellet boiler for the central heating. A step up leads you to the separate dining room, ideal for entertaining, and there is access from

Basic **Details**

Listing ID:	2161
Property Type:	Villa
Listing Type:	Sold
Price:	€599,000
Bedrooms:	3
Bathrooms:	4

both rooms to a sun terrace overlooking the gardens and swimming pool, currently used as an office/sun room.

There is a spacious, well equipped modern kitchen and pantry, fully fitted with good quality appliances. Bosch washing machine and dishwasher, gas cooker, microwave oven, large Liebherr fridge and separate Liebherr freezer and LED lighting. Cooking by gas supply via a 1000kgm gas tank in the grounds.

The three bedrooms are well located and the master bedroom benefits from a large dressing area leading to a modern ensuite bathroom. With access from the master bedroom is an enclosed sun room leading out to the rear terrace. There are two further generous ensuite bedrooms and all have new modern sliding wardrobe doors.

A spiral wrought iron staircase leads up to the huge roof terrace with spectacular views over the gardens to the mountains and the west coast countryside.

This stunning villa also boasts a gas heated fibre glass swimming pool, tennis court and large store room. The gardens are well maintained and there are electric security gates to the north and south of the property allowing dual access. The double garage which is large enough for 4 cars has substantial storage with access from both gates.

This villa has been renovated including internal and external painting. The roof has been completely renovated with the latest insulation materials. The central heating (with 12 radiators) is powered by an Italian wood pellet fire, for cost effectiveness. The air conditioning is reversible for hot or cold air and ideal for humidification, and the water is heated by solar panels. A new electric control board has been fitted with 20kw input, complemented with all the plugs and switches in the villa being updated to a modern style.

This property is ideal for those looking for a comfortable family home or an exclusive holiday rental property.

The villa has a Class B Energy Certificate.

Address [Map](#)

Country:

Portugal

Features



Swimming Pool

Region / City: **Algarve Western**

Town: **Praia da Luz**

Postal Code: **8600-188**

Longitude: **W9° 14' 47.6"**

Latitude: **N37° 5' 41.3"**

Heating: **Central Heating**

Air Conditioning Garden

Kitchen: **Fully Equipped**

Fireplace Garage

Tennis Court

Appliances

Satellite Telephone

Internet

Neighbourhood

Shopping Center: **4 Minutes**

Town Center: **4 Minutes**

Hospital: **6 Minutes**

Police Station: **6 Minutes**

Train Station: **10 Minutes**

Airport: **60 Minutes**

Coffee Shop: **4 Minutes**

Beach: **4 Minutes**

School: **5 Minutes**

Golf Course: **8 Minutes**

00351 282 782 610 -

Beverlywhere.com