



# €2,499,000

Ref: PW3725

330 sqm

Spectacularly restored country house with multiple annexes and far ranging outdoor areas on a 3,5 Hectare plot. Sumptuous family estate, a rural retreat, or tourist resort.

- Outside
- Storage
- Gym
- Covered Parking
- Pool
- Equipped Kitchen
- Fireplace
- Garage
- A/C
- Garden
- Outdoor Parking

Telephone: +351 213 471 603  
Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940





## Property Description

There is so much to this wonderful property it's difficult to know where to begin! Tennis court, swimming pool, cinema room, spa, orchard, gym, multiple gardens are some of the many features making up this colossal and lovingly restored Country retreat.

If ever there was a property that demands a thorough viewing - it is this one!

Located within the boundaries of the quaint and unspoilt Algarvian village of Meixilhora Grande, the property is a vision of peace and tranquility. The favourable environs, however, ensure the bright lights and beaches of Portimao and Lagos, and the charms of delightful Alvor are all within a short 15 minute drive from this sequestered oasis.

The Algarve is World famous for it's stunning beaches and picturesque scenery. Throw in 300 days of Sunshine and renowned cuisine and the full package of Portugal is complete. With countless charming towns with labyrinthine historic streets and it's many top class golf courses, coupled with adventure sports and mountains this is truly a region among Europe's finest.

Specifically the Western Algarve, where this interesting property is located is also blessed with a culture of the outdoors. Surfers flock here year round, the World renowned Fisherman's Hiking trail begins in nearby Lagos, there are networks of cycle routes and areas of protected National Park.

Mexilhoeira Grande is situated in the north of the municipality of Portimão, primarily encompassing rural lands comprising white-painted homes, traditionally agricultural in character.

It is bordered in the north by Monchique, by Portimão in the east, Alvor to the south, and by the parishes of Odiáxere, Bensafrim and Marmeleite, in the north and northwest, respectively.

The automated and secure entrance gate is situated in a country lane 200 metres from a cosy cafe. Upon entrance the traditionally cobble-stoned courtyard is apparent. There is space for multiple vehicles with 3 smartly covered ports. There is also a garage currently utilised for storage.

Immediately noticeable is the stunning and diverse plant-life - a recurring and calming theme throughout the magnificent grounds.

The main Villa boasts a grand entrance with porch and introduces the luxurious interior. To the right is the opulent Home Cinema room, insulated, stylishly designed and offering maximum comfort, replete with large fireplace.

To the left is the large, new kitchen, styled with a homely rustic feel yet replete with the height of modernity. The generous space also allows for a dining table.

There is also a service toilet in the entrance hall.

Down a couple of steps and the living room is revealed in all it's glory. With ceiling height at 5 metres the sense of space is instant and gratifying. The natural light oozes in through the pair of double patio doors that grant access to the terrace beyond. Exceptional features include the grand fireplace and the mezzanine level, created with an intelligent design and providing space for a study, extra lounge space or whatever is required.

Adjacent to the living room is the dining room of a large size and with patio door access to the the pool area. There is a guest bathroom with tub along the traditionally tiled artery leading towards the sleeping quarters. There are 2 adjoining bedrooms with fitted wardrobes with an archway separation - ideal for children or a young family.

The Master bedroom is of a truly spectacular nature. Design features include the grand bathroom with cavernous walk in shower system and twin sinks, mezzanine dressing room and abundant fitted wardrobes and storage. Perhaps the most unique feature though, is the private garden exclusive to this room. Accessed by double patio doors the tranquil garden proffers an uninterrupted serenity even within this already peaceful sanctuary.

The outdoor area attached to the main villa consists of large swimming pool with various terraced areas with floral pergolas, double BBQ grill, plumbed outdoor kitchen and corner bar - all garnished with delightful vegetation. Also in this section is the Spa - with indoor stone cladding and featuring Sauna, Ice bath, large shower and 'infra-red' sauna.

The main building contains a self contained apartment with separate entrance. There are 2 double bedrooms, open plan kitchen / living room and bathroom - all modernised and of high end quality. This impressive addition has it's own terrace with pergola for good measure.

Nestled between some fruit trees in the shade is the studio apartment with kitchenette and bathroom. Currently in use as a library, there are a myriad of options with which to utilise.

Set apart, next to one of the larger lawns is the mightily impressive Gym of some 70m<sup>2</sup>. Again, constructed with an eye on design - 3 of the walls are floor to ceiling glass enabling the exerciser the most pleasant of views.

There is also scope for conversion in the garage area - a door leads from the garage to a structure of 2 further inter connecting rooms and wine storage, ripe for conversion into more living spaces.

The vast outdoor areas include exquisitely manicured gardens and lawns. There is a perfectly maintained field in use for exercise purposes, an orchard, huge area inhabited with a palm tree forest, cavernous greenhouse of industrial capacity, sections for vineyard and even a tennis court conveniently positioned in a more shaded part of the grounds.

Further structures include large wooden huts - one of which houses the current owner's main office and another a further gym. Large agricultural units, laundry room and occasional outhouses are also apparent.

The property has a licenced borehole adequate for the entire property's water requirements, including full irrigation for the outdoors - essential on a property of this magnitude. 45 Solar panels solicit enough energy to keep the property self sufficient. Air Conditioning is prevalent throughout. There are 4 other large entrance gates to various parts of the property aside from the main house entrance.

This property has various angles for monetisation including the industrial sized greenhouse area, rural tourism (country retreat / Yoga destination. Considering the size a guesthouse for larger groups or indeed major functions - there is a lot of opportunity for the canny investor. A large family home in a well located and connected, quiet neighbourhood is also of obvious appeal.

There are planning requirements for structures not considered permanent, allowing for dozens of wood cabins to monetise.

A few minute's walk away brings you to the small village with traditional cafe and bakery. Mexilhoeira Grande itself is a 5 minute drive and has more amenities. The larger fishing village of Alvor with award winning seafood restaurants is a 15 minute drive - as are the cities of Portimao and Lagos - both with all the amenities city status brings.....supermarkets, salons, municipal centres, schools, areas of high tourism, high end shopping and more.

- The large Portimao hospital is a 10 minute drive away
- The closest of dozens of golf courses in the area is a 5 minute drive away
- Glorious Meia Praia beach is a 15 minute drive away
- The local train station is a 5 minute drive away
- The local bus connection is a 6 minute walk from here
- The renowned Formula 1 'Autodromo' race track is 14 minute's drive from here



- Faro International Airport is 50 minute's drive away

For more information on the Algarve click on the link [Living in the Algarve - Things to do in the Algarve \[A Foreigner's Guide\] \(portugalhomes.com\)](#)

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IMI 400 per annum



Gallery





## Additional Details

### Attributes

<b>Status</b> Available	<b>Net Area</b> 330sq m	<b>Gross Area</b> 34870sq m
<b>Floors</b> 1	<b>Condition</b> Used	

### Property Features

Outside	Pool	A/C
Storage	Equipped Kitchen	Garden
Gym	Fireplace	Outdoor Parking
Covered Parking	Garage	Orchard
Secluded		

# Site Floorplan

