



# €1,200,000

Ref: PP3335

This is a modern well laid out villa within a large fenced plot located in a rural location close to Monte Rei Golf Resort. The current owners built the villa especially for their family use and chose...

- Pool
- A/C
- Garden

Telephone: +351 213 471 603  
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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940





## Property Description

This is a modern well laid out villa within a large fenced plot located in a rural location close to Monte Rei Golf Resort. The current owners built the villa especially for their family use and chose the best location within the plot to take advantage of the truly amazing views of the East Algarve, Guadiana and across to Spain.

On entering the villa you have a good sized hallway with closet and a few steps into the open plan lounge and dining area. You immediately notice the lovely warm soft wooden flooring which covers the entire floor of the villa, a nice change from the typical ceramic flooring. The light streams in the large south facing windows which overlook the extensive terrace area and pool. At one end of the lounge is a lower level where the dining area is located again with patio doors opening onto a covered pergola, outdoor dining area and built in BBQ.

At the rear is the fully fitted modern kitchen including good quality appliances, next door a very good sized laundry room and separate very spacious storage room. There's a wonderful outdoor terraced yard from the kitchen.

Continue through the lounge to another wing of the villa where the 4 suites are located. Each of the 4 bedrooms are large enough for doubles, all are en suite with showers, come with built in wardrobes and patio doors with electric shutters leading out to the terrace and pool.

The master en suite is situated at the end of the corridor and has a dressing, seating area leading through to the ensuite bathroom with twin wash basins separate wc, jacuzzi bath and into the bedroom with lots of good quality well planned fitted wardrobes.

This villa's outdoor areas are matched perfectly to its surroundings, clean lines yet with a traditional feel, St. Catarina tiles have been used for the terracing to the front of the villa and the driveway is all Calçada, the traditional small white stones.

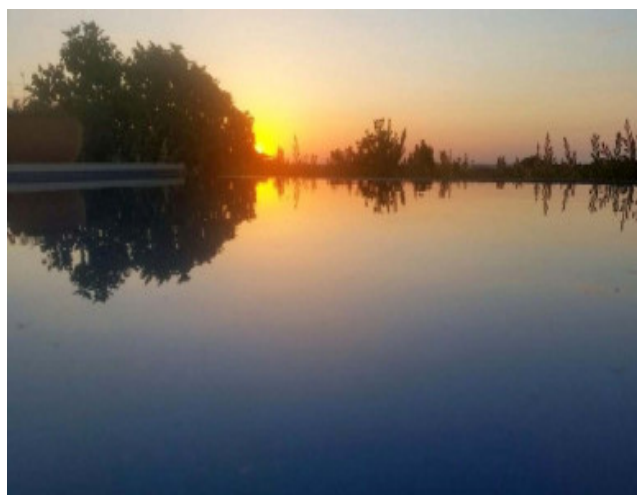
With over 9000 Square meters of land this villa is private within its own grounds, there is a nice easily maintained garden area around the villa and pool and the rest of the land is made up of indigenous bushes and fruit trees.

A separate small plot to the rear of the property can be used for planting more fruit trees or vines.

All rooms face south east and have the light and sunshine all day and from any point in the bedrooms, lounge and terrace area the views and sunsets are very special. This is a very warm family friendly home and easily maintained, ideal for living or holidays. Superb rental potential.



## Gallery



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## Additional Details

### Attributes

<b>Status</b> Available	<b>Gross Area</b> 605sq m	<b>Year Built</b> 2004
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### Property Features

Pool	A/C	Garden
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# Site Floorplan