

## UNIQUE & LUXURY 4 BED VILLA WITH 2 BED GUESTHOUSE in Alvor

Ref nº: AV-335SJ



## Villas

€ 790.000

Property state	Resale	Zone	Alvor
Condition	good overall condition	Location	Portimão
Constructed (year)	1996	Number of floors	2
Plot size	731 m <sup>2</sup>	Construction area	406 m <sup>2</sup>
Condominium	no	Bedrooms	6
Bathrooms	5	Access	paved road
Baths ensuite	3		

Great opportunity if you are looking for a beautiful villa with an extra property for your guests or/and if you want to start a guesthouse/B&B. We don't need to detail the potential for income and lifestyle!

The villas were built in 1996 to a very high standard and have been incredibly well maintained since. They are very well located in a tranquil area, on the outskirts of the town, yet only a few minutes by car from the picturesque town of Alvor and the beaches, supermarkets, restaurants and bars. Only 5 minutes drive to Portimão, with a large shopping mall and to prestigious golf courses.

Don't miss this rare opportunity!

The main villa comprises of:

The ground floor: a large entrance hall with stairs to the 1st floor and down to -1 and a guest toilet. A spacious lounge with a gas fireplace and sliding door onto a partly covered terrace, a large fully equipped and fitted farmhouse style kitchen with large dining area. The master bedroom with en suite bathroom and dressing area.

All rooms flow into lovely patio areas, perfect to enjoy the sun and all Fresco dining.

On the first floor are 3 bedrooms with built in wardrobes and a large family bathroom.

At -1 you find a gym with sauna, a games room, bar area, laundry and a technical room with still plenty of storage.

The second villa offers:

On the ground floor: a lounge/dining area with a gas fireplace and a fully equipped kitchen, both leading onto the pool terrace.

On the first floor are 2 large bedrooms with fitted wardrobes and en suite bathrooms, each with a private balcony. The basement of this villa offers a spacious garage with space for 4 or 5 cars.

Between both villas is a large pool surrounded by generous terraces with a lovely large covered seating area perfect for entertaining with a BBQ and summer kitchen.

The main villa is equipped with A/C on the ground floor and in the bedrooms. The villas are both also fitted with ceiling fans.

Both villas have separate entrances from the street, the gardens are completely fenced and there is an automatic irrigation system.

- Built to a very high standard
- Beautiful pool
- Near golf courses
- Ideal rental investment
- Tranquil area
- Automatic irrigation system
- A/C in several rooms
- Close to beaches
- Garage for 4/5 cars

## DISTANCES

Shops, bars	1 km ( = 0.6 mls)	Distance to golf	1.5 km ( = 0.9 mls)
Distance to beach	3 km ( = 1.9 mls)	Airport	73 km ( = 45.4 mls)

## INSIDE

Basement	yes	Airco	yes
Type fire	fire place, A/C heating	Floor heating	yes
Kitchen open   closed	closed	Kitchen Equipment	induction hob, fridge, freezer, dishwasher, oven, washing machine
Furnished	negotiable	TV: Satellite   Cable	cable

## OUTSIDE

Pool	private	Pool water	Salt
Garden	private	Garden type	fenced garden
Garage	yes	Gates	electric
Country views	yes		

## TECHNICAL

Water: mains	yes	Solar panels (heating, water)	water
Sewage	mains sewage	Alarm	yes
Energy certificate	Energy classification: C		