

## 3 BED VILLA WITH A SMALL PRIVATE GARDEN AND GARAGE in Luz

Ref nº: AV-422SJ



## Villas

€ 199.000

Property state	Resale	Zone	Luz
Condition	needs work	Location	Lagos
Constructed (year)	1987	Number of floors	0
Plot size	288 m <sup>2</sup>	Construction area	117 m <sup>2</sup>
Condominium	no	Bedrooms	3
Bathrooms	2	Access	easy access
Baths ensuite	1		

This villa is located in a quiet and residential area only a few minutes by car from Praia da Luz with its lovely beach, plenty of good restaurants and shops which are open all year! Golf courses and the busy city center of Lagos are only 10 minutes by car. This 3 bedroom villa was built in 1987 all on one level.

With some modernisations this property would be suitable for permanent living or holiday home!

The property comprises: a pedestrian gate that gives access to the front door with a small hallway leading onto the living / dining area with patio doors onto the back garden. From the living area a corridor leads onto a spacious kitchen, 2 bedrooms that share 1 family bathroom and the ensuite master bedroom with a shower room.

The house is equipped with A / C and all the bedrooms benefit from built in wardrobes.

On the side of the villa there is a garden with a pond and stairs leading up to a sunny roof terrace!

There is also a good sized garage.

- Located in a quiet residential area
- 10 Min drive from Lagos center
- Sunny roof terrace
- Few minutes by car from Praia da Luz
- Good sized garage
- A / C
- 10 Min drive to golf courses
- Small rear garden
- Built in wardrobes

## DISTANCES

Shops, bars	1.7 km (= 1.1 mls)	Distance to golf	6 km (= 3.7 mls)
Distance to beach	2 km (= 1.2 mls)	Airport	90 km (= 55.9 mls)

## INSIDE

Airco	yes	Type fire	fire place, electric, A/C heating
Kitchen open   closed	closed	Kitchen Equipment	gas hob, fridge, freezer, oven, washing machine
Furnished	negotiable	TV: Satellite   Cable	cable
Shutters	manual		

## OUTSIDE

Garden	private	Garden type	fenced garden
Garage	yes	Parking	yes
Gates	manual		

## TECHNICAL

Water: mains	yes	Sewage	mains sewage
Energy certificate	Energy classification: F		