



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## NEW 3+1 BEDROOM VILLA WITH POOL FOR SALE IN SÃO BRÁS DE ALPORTEL, ALGARVE

**Ref. 1LS01914-B2**

**€ 695 000**

Stunning modern 3 bedroom, 2.5 bath villa with traditional character features and private pool located on the outskirts of São Brás de Alportel. The fully fenced and gated property boasts a private closed garage space with designated laundry area, fully fitted kitchen with many extras such as fridge and freezer, an induction hob, extractor fan, extra large built in oven and microwave, double kitchen sink, wine cooler, and dishwasher. This highly energy efficient home offers year round comfort with electric underfloor heating, pre-installation of AC, electric radiator, and a 200 litre hot water tank powered by solar panels. Double flow ventilation with heat recovery and double glazed PVC windows and doors ensure maximum comfort at ...

<b>Plot Area:</b>	600 m <sup>2</sup>   6 458 sq ft	<b>Area:</b>	216 m <sup>2</sup>   2 320 sq ft
<b>Building Area:</b>	216 m <sup>2</sup>   2 320 sq ft	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Energy efficiency:</b>	B