OCEAN-COUNTRY
International Real Estate

ECO BUILD VILLA - BARÃO DE SÃO MIGUEL

Sustainably built property on a large plot of land (5000m2) with main villa constructed using compressed stabilized earth blocks (CSEB). The benefits of which include superb anti-humidity properties, superior acoustic insulation, fire resistant, insect resistant to name but a few. The main villa (150m2) comprises 3 bedrooms with fitted wardrobes and 2 spacious family bathrooms. The daytime living area consists of a large lounge with woodburning stove with well equipped kitchen and pantry to the side. Attractive high ceilings with nordic pine throughout. Top quality doors and double glazed windows. Externally there is a sheltered BBQ area off the kitchen and a beautiful freeform pebble swimming pool surrounded by mature gardens. A host of fruit trees, and fertile land for a vegetable garden. A detached private studio cottage (79m2) with its own garden comprising of an open-plan kitchen, woodburner, sleeping area, bathroom, closed garage (possible to convert to a bedroom). There is pre-installation for central heating, as well as pre-installation of an electric entrance gate. A new solar panel system delivers 300 ltrs of domestic hot water. Good rental potential. Possibility to construct to 10% of

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CLASSE ENERGÉTICA

While every care has been taken to ensure the accuracy of the description and details herein, it is only for guidance and they do not constitute part of an offer or contract.

land total.

Living	33.68m2
Kitchen	17.80m2
Pantry	4.25m2
Hall	18.00m2
Bath1	6.75m2
Bed 1	12.25m2
Bed 2	16.60m2
Bed 3	14.65m2
Bath 2	4.38m2

Build Area 179m2

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