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# SUPERB VILLA IN QUIET RESIDENTIAL AREA OF LUZ

This large comfortable modern villa is ideally located in an elevated position above Praia da Luz within walking distance of all amenities and a short drive from the historic port town of Lagos.

The villa is bright and airy and has an open-plan layout on one level. On entering the property a hallway gives access to the living room, a double bedroom and an occasional bedroom that is currently being used an an office along with a bathroom with shower alongside. A further main double bedroom with full ensuite bathroom is situated to the SE side of the property.

The living room has two sets of full length patio doors with lovely views of the surrounding countryside. There is a log fire for those cooler winter evenings complemented by underfloor heating throughout. The dining area is conveniently located between the main living area and the large well equipped kitchen and gives access to a

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covered terrace area onto the pool terrace.
Off the kitchen is a utility room with washing machine and dryer as well as the gas hot water boiler.
There is a door from the kitchen to the east side of the with a wonderful view of the distant Monchique hills.

The villa is completely fenced and this generous plot has a wide variety of trees, plants, and shrubs with a automated irrigation system that provide a colourful backdrop to the outdoor living space. The central feature is the large private swimming pool with a poolside bar and BBQ. Next to the pool is a well appointed annexe with bedroom and ensuite shower room.

The property also features… a double garage and car port; electric entrance gate; mains sewerage; mains water; mains electric; pool cover; fly screens; intruder alarm; security lighting; security window grills.

The villa has a huge loft space that has potential to make into a spectacular first floor bedroom. This property would make an ideal family home for permanent use or alternatively a great second home with good rental potential. This well maintained quality villa is in excellent condition and is in a highly desirable area. Viewing is strongly recommended.

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