

Sold



## STUNNING VILLA, VALE DA TELHA, COSTA VICENTINA

Chestertons Portugal is privileged to offer to the market this stunning villa on the tranquil west coast of the Algarve.

This spacious property set in large grounds and within a five-minute drive of two beautiful beaches has the advantage of 4/5 bedrooms and is equipped throughout to a high standard.

This villa is a beautifully-designed home has always been used for family living but would perfectly suit an investor in the holiday letting sector seeking the more discerning clients who prefer that extra touch of quality, space and location.

The large split-level lounge is situated at the heart of the villa, the ms of two bedrooms apiece. The property has hot and cold air conditioning in all of the bedrooms and the property also benefits from oil central heating and solar heated water.

The large entrance hall takes one through to the dining area, raised, in a split-level fashion, two steps above the

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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.

lounge which benefits from wide, bi-folding French doors giving access to the pool terrace and which also have the security of electronic shutters.

This south-facing terrace, which has some sea views, is open to the sun throughout the day and evening and is protected, when required, by an electronically operated sun shade fitted above the French windows and which opens and closes via a remote control.

The lounge area has an open fireplace for log-burning in the winter evenings and provides a large space for family living.

A door off the entrance hall to one side of this living area leads to a further two good-sized bedrooms with fitted wardrobes, situated either side of a family bathroom with his-and-her sinks and a whirlpool bath with shower attachment.

A third room here is currently used as a study and second TV lounge, but could also be utilised as a fifth bedroom for the property.

Across the opposite side of the lounge is the entrance to a second pair of bedrooms, including the master suite where the large en-suite bathroom has a shower cubicle and his-and-her sinks.

The French doors to the master bedroom open up onto decking, ideal for that early-morning coffee and croissants.

These two bedrooms—once again with fully-fitted wardrobes—are situated either side of a shower room with toilet.

A further door off the living area leads to a very generously proportioned dining kitchen with laundry room/utility to one side, containing a washer and dryer.

The kitchen itself has the advantage of a dishwasher and a superb large Aga-style gas range cooker with five hobs.

Another door to the rear of the kitchen takes one through to a further hallway with w/c and shower room and a separate boiler room. Beyond that is a door giving access to the large integral garage at the extreme rear of the house, which, like the front access gates to the property, has the advantage of an electronic opening system operated by remote control.

The swimming pool itself is surrounded by both terracing and well-kept lawns benefitting from an irrigation system that also services the grassed areas in other parts of the grounds.

To one side of the pool is a large barbecue area covered by a high pitched solid English oak beamed roof, with terracota tiling and stone work surfaces. with adjoining exterior shower with hot water. This space, ideal for entertaining or al fresco dining for the family, has a barbecue, gas hob, bread oven, sink and storage space including an area for storing logs to fuel the built-in fireplace for cooler evenings.

A long, curving driveway, which can accommodate a number of vehicles leads to the integral garage to the rear of the property. Here, a series of raised terraces have been skilfully designed to incorporate a clothes-drying area, lawn and flower beds.

Close to the central hub of the peaceful locale of Vale da Telha, this beautiful villa is within a short walking distance of two popular restaurant/bars, a café bar and a small, well-equipped supermarket.

Vale da Telha itself is situated on a broad plateau with soaring cliffs overlooking the Atlantic, with the beaches of Arrifana, Monte Clerigo and Praia da Armoreira to either side of the plateau.

Viewing both of the villa, and of the surrounding areas, is highly recommended. Please get in touch with ..... to arrange a visit.