



## SUPERB FRONTLINE VILLA WITH POOL, VALE DA TELHA

Chestertons is proud to offer for sale one of the most imposing villas in one of the most delightful locations on the Algarve's west coast.

Situated in a prime front line position with views across the national park to the Atlantic beyond, the house was built to exacting standards and specifications designed by its current owner, who has lived there since the build completion in 2010, maintaining the impeccable quality he created for his family and himself.

Suitable for use either as a permanent family home or as a high class and desirable investment for holiday lets the villa is situated on an expansive 1.300m<sup>2</sup> front line plot in the popular area of Vale da Telha, just 10km outside the town of Aljezur with its range of shops, supermarkets, restaurants and bars.

The plateau on which Vale da Telha sits is, itself, served by a varied range of restaurants and bars and two supermarkets and is flanked by two of the western Algarve's most popular beaches, Monte Clerigo and Arrifana, just a five and 10-minute drive away.

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Despite the many appealing attractions of the local environment, the main appeal of this property lies in the villa itself, which has all one needs to enjoy a wonderful lifestyle, including under floor heating to much of the living area, gas central heating, and a solar heated water system.

Outside, there is a swimming pool with an infinity effect and which sources its water from a well that is 70 metres deep, an outdoor shower, BBQ area with tap and sink for extra convenience, a large terrace, and a small cottage-type structure on the opposite side of the pool.

The villa's 323m<sup>2</sup> build area offers sizeable interior spaces that, briefly, comprise three bedrooms—the master en-suite with his-and-her sinks—a spacious 55m<sup>2</sup> living area with a feature wood-burning fireplace enhanced by a back boiler, an extremely modern and highly functional kitchen and a separate dining room flooded with natural light.

There is also a mezzanine floor, accessed from the living room by a feature wooden staircase, which has a further living space and the opportunity to convert a small room to a children's playroom or study.

At this level there is also a roof terrace with extensive views over the national park towards the small fishing port of Arrifana, and the broad vista of the Atlantic Ocean.

From the main living area one steps out onto the south-west facing terrace to the rear of the property, ideal for sunbathing, alfresco dining or just entertaining family and friends to "sundowner" drinks whilst enjoying the spectacular sunsets unfolding before your eyes.

The villa also has a lower level accessed by an interior staircase leading down to two sizeable garages one of which has a "dumb waiter" system to convey food etc., to the outdoor area for al fresco dining as well as a separate utility room with washing machine and water tank.

Here there is an opportunity to convert part of the garage space to a studio apartment as it is already serviced with water, electricity and under floor heating.

The house itself has two double bedrooms, and a multi-use room used either as an office or as a third bedroom. One of the bedrooms and a bathroom has the benefit of their own entrance, offering either additional privacy for guests or to provide supplementary rental income.

The mature southwest-facing garden, which is sheltered from wind and is bathed in sunlight throughout the day and evening (remember, the Algarve is famous for having more days of sunshine than does California!), leads one out onto the adjoining national park and a 20-25 minute walk across to the breathtaking cliffs that drop almost vertically into the Atlantic Ocean.

This is a home and a location that will appeal not just to the discerning buyer but to anyone seeking a truly delightful lifestyle in a truly delightful location.

Contact us for more details, or to arrange a viewing.

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