



SUPERB CONTEMPORARY VILLA WITH POOL IN ESPARTAL

O&O, with “Location, Location, Location” in mind, is privileged to offer to the market a delightful architect-designed 3-bedroomed villa, much of it open-plan with a sleek, sophisticated contemporary design. The villa is situated on the Algarve’s west coast, within the Costa Vicentina National Park and on the modern urbanisation of Espartal, which rises on high land between Monte Clerigo and Amoreira, and is within walking distance of the beach and its bar and restaurant facilities.

The property lends itself either to luxury living, as a family home, or as a source of significant revenue as a holiday let for discerning clients, making it an extremely interesting investment opportunity.

A wide, glazed entrance door leads you into the hallway of the villa, with steps down to a spacious open-plan living area which, like the rest of the house, is flooded with natural light due to the large expanses of floor-to-ceiling windows and doors designed to make the most of the sunshine and the views.

The living room affords breathtaking views across the villa’s 8x4 metre swimming pool to the Aljezur river valley,

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which stretches from the open sea at Amoreira beach along to the historic town of Aljezur nearby, with a backdrop of hillsides in the distance.

This room has lighting sunken into both the floor and the ceiling and also has the pleasing feature of a large remotely-controlled screen which drops from the ceiling to enable projections of TV shows and films.

One corner of the living room comprises a pleasant squared-off "garden" area created for the owners to grow plants indoors, adding to the comforting ambience of the accommodation.

The rooms benefit throughout with wood laminate flooring, and as part of the open-plan design the living room is adjoined by a hugely attractive kitchen, with just a feature central island/breakfast bar separating the two.

The kitchen is expensively equipped with Bosch oven, built-in microwave/grill and American-style fridge-freezer, plus the hobs on the central island, and has plenty of units and work spaces, plus a pantry off to one side.

Apart from the steps down to the living area, there are two further stairways off the entrance hall to the bedrooms and bathrooms.

Open-plan and attractive wooden stairs lead up to the two main bedrooms which feature wide terraces allowing a panoramic vista across the river valley and some sea view to the west.

The bedrooms both have built-in wardrobes and en-suites, one of which features a spa bath with six high-pressure massage jets. The other has a walk-in shower.

The third bedroom, again with built-in wardrobes, is accessed again from the hall and living area and here there is also a family bathroom with a shower.

Outside, stylish dark-gray tiling surrounds the building on all sides, with terraced flower areas and some fruit trees.

The pool is heated and has built-in steps as opposed to a ladder attachment, for added security and easier access into the water. There is also a shower at its side and to another side, as part of the house, there is a covered area for al fresco dining with a barbecue and a sink with hot and cold water.

A driveway leads down to the garage with its remotely-controlled door, and there is access into the house directly from the garage. There is also a storage room.

The villa benefits from electric shutters, curtains and/or blinds to all windows and doors, all of them remotely operated, either individually or from one central point to open or close all of them simultaneously.

There is also a sophisticated built-in security system.

This is a rare opportunity to purchase a unique villa in a wonderful location at a reasonable price.

For further details or to make an appointment to view, check our website, or contact Matt D'Arcy at our west coast office where he will be pleased to offer every assistance.

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