

Sold



520 000 € • RSV100-983



BEAUTIFUL THREE BEDROOM VILLA IN VALE DA TELHA

It is our privilege to offer to discerning buyers a villa which has been beautifully updated and modernised inside and out by the current owners, with skill, imagination and an eye for design.

Situated on a large plot on the Algarve's west coast, this beautiful home close to the town of Aljezur with its medieval castle, is a short drive from two attractive sandy beaches and is just a brief walk to the bars and restaurants located around Vale da Telha's focal point, known as the Pines Roundabout.

In keeping with the lifestyle enjoyed by expats and locals, the villa lends itself to al fresco living with the exterior spaces having undergone a total upgrade that has totally transformed them, with beautiful stonework and paving, each aspect of it blending superbly with the adjoining aspects.

The attractive, wide and deep space to the rear of the property provides low maintenance gardens around a lovely swimming pool with Jacuzzi-style jets to one end, all of which benefits from being south-facing which means it is bathed in sunshine from dawn to dusk during the 300-plus days of sunshine that makes the Algarve

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such a pleasant place to live.

The interior living areas are of a similar standard, creating a lovely family home with three bedrooms, a lounge of impressive proportions, a snug which could easily be converted to a fourth bedroom should the buyer so wish, and a delightful kitchen with a peninsula hob and stainless steel extractor unit above.

The property features three types of heating, a wood burner, two pellet burners and gas central with a combi boiler fed from an underground tank, whilst solar panels on the roof power the electricity supply throughout the day.

The villa frontage of some 65 linear metres or thereabouts benefits from both a single gate and double gates—wired for the possibility of automatic opening should the buyer wish to take advantage of such an amenity—leading to the attached garage which benefits from an automatic door.

The entire garden frontage is low maintenance, granite chips laid over a visqueen-style membrane to deter weed growth, with mature hedges and a covered access to the front door, which opens into a large entrance hall benefitting from significant storage space.

Double glazed doors to the right lead into the extremely spacious front lounge with two sets of French doors leading to the front garden. The lounge features two fireplaces, one a wood-burner, the other a pellet burner, and is large enough to accommodate a dining table, a pool table and several sofas and couches.

The kitchen opens up from the far end of the lounge, and is extremely well equipped with plenty of cupboards and shelves above and below the work surfaces and the feature of the peninsula hob from the centre of the wall to the right.

The kitchen also features glazed doors opening onto the terrace to the rear which is covered along the width of the property by the extension of the roof.

All the bedrooms are to the rear, and all have floor-to-ceiling sliding windows opening out onto the terrace and the pool area.

The master bedroom is en-suite with a bath and overhead shower and has large fitted wardrobes as do the other two bedrooms, all off one stretch of corridor.

The main entrance hallway also leads to the family bathroom and, beyond, the second lounge or snug to the rear of the villa. This sun-filled room with three windows on two walls, also features a pellet burner and the added benefit of a separate wc with wash hand basin, which can be used by anyone enjoying the pool or the sunbathing, rather than having to go deeper into the house to the main bathroom.

The extensive paved terracing to the rear of the property blends in with the stonework of the walls constructed by the current owner to provide a spacious area with points of shade and relaxation set into various parts, including a large centrally-situated gazebo.

The heated saltwater swimming pool has been centrally set within the terracing close to the villa, and to one end features seating areas just below the surface with powerful jets giving a soothing, massaging Jacuzzi effect. The pool also features a lighting display element that illuminates it with various colours, strobes and flashing effects.

Those parts of the outside space that feature a grassed area also benefit from a sprinkler system, and a network of gullies and land drains throughout take any rainwater away into the public drainage system beneath the road outside.

The big feature here is the lovely outside kitchen with food prep, cupboard space and washing-up facilities, a fridge and dining table and chairs, covered by an attractive wood and roof tiled gazebo effect supported by stone pillars, all recently constructed by the current owner.

And for maximum effect fold-back glazed doors to one side act as both a wind break and sun trap whatever the weather.

At the back of the expansive gardens, two large sheds and a covered area provide plenty of storage space, to complement the easy low-maintenance of the entire property, inside and out.

Please contact us to arrange a viewing as a personal inspection is recommended, to fully appreciate everything this property has to offer.

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