DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Albufeira e Olhos de Água\Albufeira 1,095,000 €

Ref: SVP2136A

In the tranquil environment of Guia, you will find this 4-bedroom home. It underwent a thorough renovation in 2020, creating a modern, luxurious, and comfortable residence.

220sm | 2525sm | 4 | 4 | JA

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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Three of the 4 bedrooms are adjacent to a bathroom with an elegant walk-in shower. This makes this home the embodiment of elegance and functionality. Each room is equipped with air conditioning for optimal climate control, complemented by ceiling fans with integrated lighting.

The house has new windows and floors, improving both aesthetics and energy efficiency. The kitchen is a dream for any cooking enthusiast, equipped with high-quality appliances such as the collaborative induction hob with the hood or the water filtration system for pure drinking water.

The property features a borehole and is connected to municipal water. There is a large water tank for storage and a 6-phase automatic irrigation system. The irrigation system maintains the beautiful vegetation around the house. Thoughtfully designed outdoor lighting gives the landscape a beautiful ambiance.

Security is a top priority. The house is equipped with an alarm system and CCTV surveillance. Great for your peace of mind when you're not there.

Solar panels provide hot water. The separate laundry room is practical for daily tasks. Electric shutters and a home automation system further enhance convenience.

Outside, the plot is planted with fruit trees, adding a natural touch to the beautifully landscaped gardens. A pool with salt filtration and heat pump. A convenient outdoor shower and toilet so you don't have to enter with wet feet.

Other features:

-Garage (80m2) for multiple cars
-Outdoor kitchen/ BBQ
-Annex, used as office and fitness space
-Electric gate
-Pre-installation for pellet stove

The location is very private, with no neighbors overlooking, and just a few minutes' drive from the village of Guia, where you can enjoy delicious piri-piri chicken dishes and find the Algarve shopping center. The beaches are about 15 minutes' drive from this villa.

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Allgemeine details

- Baujahr : 1989>Reno 2020
- Hausart: Freistehend
- Blick: Landblick, Poolblick, Blick auf den Garten
- Schwimmbad: Privates Schwimmbad
- Parkplatz: Garage, Privatparkplatz
- Aussenbereich: Gemeinschaftsgarten, Terrasse / Balkon
- Heizung
- Wasserversorgung: Bohrloch, Leitungswasser
- Abwasserentsorgung: Klärgrube

Innenraumdetails

- Heizung: Klimaanlage (Heizung + Kühlung)
- Warmwasser: Boiler (Sonnenkollektoren)
- Isolierung: Doppelverglasung, Wärmedämmung, Isoliertes Dach
- Möbel: Ohne Möbel
- Küche: Vollständig ausgestattet, Backofen, Kühlschrank, Dunstabzugshaube, Kochfeld (Induktion), Zugang zum Garten, Silestone Arbeitsplatte
- Badezimmer: Dusche
- Schlafzimmer: Einbauschränke, Klimaanlage, Zugang zur Terrasse, Eigenes Badezimmer
- Ausrüstung: Elektrische Rolläden, Internet/Wifi, Alarm
- andere Bereiche: Fitness room, Storage , Nebengebäude
- Lageplan: Erdgeschoss, Erste Etage
- Energieausweis: C

Außendetails

- Schwimmbad: Salzwasser, Geheizt, Privat, Dusche am Schwimmbad
- Außenbereich: Privatgarten, Umzäuntes/ummauertes Gelände, Elektrisches Tor , Automatische Bewässerung
- Parkplatz: Überdachter Stellplatz, Garage für mehrere Fahrzeuge, Garage
- Ansicht: Landblick, Bergblick, Poolblick, Blick auf den Garten
- Abwasserentsorgung: Klärgrube
- Wasserversorgung: Bohrloch, Leitungswasser
- andere Bereiche: Nebengebäude
- Strand: 15 Minuten Autofahrt
- Golfplatz: 10 Min. Autofahrt
- Supermarkt: 10 Min. Fußweg
- Restaurant: 5 Min. Fußweg
- Klinik: 15 min. Autofahrt
- Airport: 45KM
- Eigentum: Privatbesitz (Onshore)