



## Santa Bárbara de Nexe - Villa



4 Bedrooms    
 4 Bathrooms    
 500 Area (m<sup>2</sup>)    
 775 Land Area (m<sup>2</sup>)    
 Garage    
 Swimming Pool    
 **1 500 000 €** (EUR €)

### 3+1 bedroom villa in Santa Bárbara de Nexe with Sea View | Swimming Pool | Turkish Bath | Jacúzi | Gym | Garage

House with three bedrooms and office (which can also be converted into a bedroom) with excellent areas, for sale in the Santa Barbara de Nexe area.

With a high standard of construction and quality, it is developed on the ground floor, first floor, basement and outdoor area with garden and deck pool.

On the ground floor it has an entrance hall, living room with excellent areas and dining room, both with electric fireplace and access to terrace and pool with sea view, large kitchen with island, silestone countertops and Miele appliances, service bathroom, 2 bedrooms with built-in wardrobes and with exits to the terrace and bathroom with shower base and 2 sinks.



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**AMI 21073**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



On the 1st floor, it has a reading space, Master suite with walk-in closet, access to a terrace with sea view, bathroom with bathtub and shower base with 2 sinks and separate toilet area; Office with integrated library with access to terrace also sea view.

In the basement, you will find a hall with a storage area; Jacuzzi area and Turkish bath, gym and bathroom with shower, garage for 2/3 cars with electric gate and storage area, laundry room with washbasin and storage space/ library/ pantry.

Outside, low maintenance gardens around the property creating privacy, carport, decked pool with direct access to the basement and bathroom area with shower tray.

All rooms have double glazing with thermal cut frames, electric shutters, air conditioning, Travertine flooring throughout the house, and wood in the bedrooms, video intercom and security doors at both entrances.

Located 1.5km from the center of Santa Bárbara de Nexe, 3km from Mar Shopping where you will find all services, 6km from the center of Loulé and 8km from Almancil.

IMI Value: 969 €/ Year



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## Property Features

- Air conditioning
- Walk-in wardrobe
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Pool type: Private
- Terrace
- Built year: 2009
- Basement
- Views: Sea views, Countryside views, Mountain views, Garden view
- Double glazing
- Automatic irrigation
- Quiet Location
- Parking places
- Sealed land area
- Energetic certification: B-
- Balcony
- Fireplace
- Pool
- Garden
- Jacuzzi
- Garage
- Laundry
- Storage / utility room
- Video entry system
- Electric shutters
- Pantry
- Gym
- Solar heating
- Accessibility\proximity: Commercial areas, Restaurants
- Solar orientation: South



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