



## Portimão - Villa



3	4	168	1270			<b>1 490 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Luxurious 3 Bedroom Villa with Pool

Luxurious 3 bedroom single storey villa with modern lines with three bedrooms, on a fantastic plot of 1270 m<sup>2</sup>, in the quiet Serra e Mar Urbanization, in Mexilhoeira Grande, on the outskirts of Portimão.

Modern and contemporary in style, this villa has large interior areas, with large windows which allows plenty of natural light to enter.

At the entrance is the living room and kitchen in Open-Space, fully equipped with high-end appliances and a fantastic island where you can prepare delicious meals.

The living room has access to the garden and pool through the terrace.

From the kitchen, it is possible to access the laundry, pantry, service bathroom and garage.

To the right of the entrance hall is a hallway that leads to the three bedrooms, all en suite, with built-in wardrobes and direct access to the outside, namely the garden and swimming pool.



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



The exterior of the property consists of a well-kept and easy-to-maintain garden, a rectangular swimming pool with 32m<sup>2</sup>, a barbecue area and additional covered parking.

Just 10 minutes from the beaches of Alvor or the city of Portimão and less than 20 minutes from the city of Lagos, close to excellent renowned golf courses, and easy access to the motorway. It is located less than 50 minutes from Faro International Airport.

#### PROPERTY FEATURES:

- \* Bedrooms: 3 en suite
- \* WC's: 4
- \* Storage room: 1
- \* Laundry: 1

#### DETAILS:

- \* Large plot of 1270m<sup>2</sup>
- \* Barbecue
- \* Garden
- \* Swimming pool
- \* Garage
- \* Energy Efficiency: A



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## Property Features

- Equipped kitchen
- Oven
- Water Heater
- Fitted wardrobes
- Air conditioning
- Solar panel for water heating
- Garden
- Built year: 2024
- Drive way
- Views: Countryside views, Pool view, Urbanization view, Garden view
- Electric garage gate
- Solar heating
- Parking space
- Domotics
- Garage
- Solar orientation: North, South, East, West
- Borehole
- Stove
- Extractor
- Kitchen with island
- Heating
- Home Automation > Installation
- Pool
- Proximity: City, Open field
- Laundry
- Storage / utility room
- Double glazing
- Pantry
- Quiet Location
- Barbecue
- Terrace
- Energetic certification: A
- Mains water



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