

**Old quinta to be renovated surrounded by a marvelous mature garden in Santa Barbara de Nexe in Santa Barb ra de Nexe**

Ref n : SQ-1499



## Quintas

**€ 440.000**

Property state	Resale	City	Santa Barbára de Nexe
Renovations	modernisation necessary	Area (concelho)	Faro
Constructed (year)	1988	Number of floors	1
Plot size	8640 m <sup>2</sup>	Condominium	No
Construction area	242 m <sup>2</sup>	Elevator	No
Bedrooms	3	Bathrooms	1
		Access	easy

This property is fantastic: it's situated in a place nestling on the south west slopes of gently rising hills, in the sunny Algarve. The property in the front is surrounded by a beautiful old wit wall and than behind is completely fenced. The house is placed in the middle of this property which gives the opportunity to have a marvellous gate and long driveway to arrive at the house.

Behind and beside the property, you can find olive trees, fruit trees and vineyard.

In front , you can have a view on the gentle hills of Santa Barbara de Nexe and behind on this marvellous well maintained garden...It's like the time was not going on there

The house it self has no more beautiful characteristic of the past, It's a house which was built is the middle of the year 80. It is a one floor house, composed of 3 bedrooms, 1 bathroom, a kitchen, a garage and a big attic.

There is the main water at the road but the connection has to be done, same with the sewage.

Opportunity to buy a superb property with privacy, in a marvellous environment

- more than 8000 m2 plot
- 241 m2 building size
- Very quiet country area
- one of the most beautiful area of Santa Barbara de Nexe
- total privacy

## DISTANCES

Shops, bars	4 km ( = 2.5 mls)	distance to golf	15 km ( = 9.3 mls)
distance to beach	15 km ( = 9.3 mls)	Airport	15 km ( = 9.3 mls)

## INSIDE

Basement	No	Airco	No
Type fire	wood burner	Floor heating	No
Central heating	No	Central vacuum system	No
Fully fitted kitchen	No	Furnished	n/a
Satellite TV	No	Shutters	manual

## OUTSIDE

Pool	n/a	Heated pool	-
Pool water	-	Garden	private
Garden type	fenced but not irrigated	Balcony	m <sup>2</sup>
Terrace	20 m <sup>2</sup>	garage	
Carport	No		
Parking	Yes	Gates	manual
Sea views	No	Country views	Yes

## TECHNICAL

Water: mains	Yes	Bore hole	Yes
Cisterne	No	Irrigation	No
Solar panels (heating, water)	n/a	Alarm	No
Sewage	fossa	Energy certificate	Energy classification: E