

High quality 4 bed Countryside Villa Querencia in Querença

Ref nº: SV-1582



## Villas

**€ 895.000**

Property state	Resale	City	Querença
Renovations	perfect condition	Area (concelho)	Loulé
Constructed (year)	2007	Number of floors	2
Plot size	7300 m <sup>2</sup>	Condominium	No
Construction area	369.75 m <sup>2</sup>	Elevator	No
Bedrooms		Bathrooms	4
		Access	perfect

Only 5 minutes away from the picturesque Querenca center, 15 minutes to Loule and located in a wonderful peaceful environment, surrounded by hills and beautiful nature.

This imposing villa has a lot of features: built in 2007 with excellent materials and perfect finishing. Plot of 7300m2. 4 bedrooms (3 en suite), spacious sitting room with fireplace, dining room, fully equipped kitchen, utility room, laundry room. Airco, central heating (heat pump Daikin).

Garage for 2 cars, large storage and multi functional room in the basement.

Outside,nice garden, orchard, vegetable garden, automatic irrigation, plot completely fenced,. Large pool (salt), magnificent patio with BBQ and outside kitchen.

The area is cozy, private and not isolated.

A property offering all the conditions to enjoy high comfort and easy living.

- 4 bed 3 bath
- high quality property
- Solar heating and water
- only 20 minutes from the sea and airport
- calm and very private
- Garage for 2 cars and storage
- Airco
- 5 min to center Querenca
- salt pool and patio with BBQ
- B certificate
- fully landscaped garden
- 15 min to Loule

## DISTANCES

Shops, bars	2 km ( = 1.2 mls)	distance to golf	15 km ( = 9.3 mls)
distance to beach	15 km ( = 9.3 mls)	Airport	20 km ( = 12.4 mls)

## INSIDE

Basement	Yes	Airco	Yes
Type fire	fire place	Floor heating	No
Central heating	Yes	Central vacuum system	Yes
Fully fitted kitchen	Yes	Furnished	included
Satellite TV	Yes	Shutters	manual

## OUTSIDE

Pool	private	Heated pool	No
Pool water	Chlorine	Garden	private
Garden type		Balcony	m <sup>2</sup>
Terrace	30 m <sup>2</sup>	garage	Yes
Carport	No		
Parking	Yes	Gates	electric
Sea views	No	Country views	Yes

## TECHNICAL

Water: mains	No	Bore hole	Yes
Cisterne	Yes	Irrigation	Yes
Solar panels (heating, water)	heating and water	Alarm	No
Sewage	mains sewage	Energy certificate	Energy classification: B