

**3 bed Apartment near the center of Santa Barabara de Nexe in Santa Barbára de Nexe**

Ref nº: SA-1649



## Apartment

**€ 345.000**

Property state	Resale	City	Santa Bárbara de Nexe
Renovations	not necessary	Area (concelho)	Faro
Constructed (year)	2008	Number of floors	
Plot size	NA m <sup>2</sup>	Condominium	No
Construction area	102,5 + 25 terraces m <sup>2</sup>	Elevator	No
Bedrooms	3	Bathrooms	3
		Access	easy

An apartment 80 m from the center of the village, 3 bedrooms. 3 bathrooms, very spacious, sea views from the living room as well from the south oriented terrace, secured parking area, very low running costs on a yearly basis.

It's an apartment with a bright lounge and dining room thanks to the large windows which give access to a large terrace with sea view and country view.

3 bedrooms of which 2 en suite , for the third one, it's possible to use the main bathroom. 2 of the 3 bedrooms have a balcony. The kitchen has an utility room.

Airco throughout the apartment and electric heaters in every rooms.  
There are also electric shutters and mosquito nets on each window.

The building was built in 2008 and there are 6 apartments

There is a secured parking area for the owners of the apartments as well as a garden to share and B&B.

The running costs including the insurance, management fees, electricity , water and the maintenance of the communal parties are less than 3000 euro on a year basis.

- 3 bedrooms and 3 bathrooms
- sea views
- airco throughout and electric heaters
- near the village
- secured parking

## DISTANCES

Shops, bars	0,3 km ( = 0 mls)	distance to golf	12 km ( = 7.5 mls)
distance to beach	10 km ( = 6.2 mls)	Airport	10 km ( = 6.2 mls)

## INSIDE

Basement	No	Airco	Yes
Type fire	n/a	Floor heating	No
Central heating	Yes	Central vacuum system	Yes
Fully fitted kitchen	Yes	Furnished	included
Satellite TV	Yes	Shutters	fully electric

## OUTSIDE

Pool	n/a	Heated pool	-
Pool water	-	Garden	communal
Garden type	rural	Balcony	10 m <sup>2</sup>
Terrace	25 m <sup>2</sup>	garage	
Carport	No		
Parking	Yes	Gates	electric
Sea views	Yes	Country views	Yes

## TECHNICAL

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