

**Amazing 5 bed villa surrounded by beautiful nature in Santa Barb ra de Nexe**

Ref n : SV-1047



<b>Villas</b>		<b>€ 530.000</b>	
Property state	Resale	City	Santa Bárbara de Nexe
Renovations	none required - pristine condition	Area (concelho)	Faro
Constructed (year)	2012	Number of floors	2
Plot size	5960 m <sup>2</sup>	Condominium	No
Construction area	201 m <sup>2</sup>	Elevator	No
Bedrooms	4	Bathrooms	3
		Access	good

3 separated units with potential rental income

The property is situated on the highest point of Goldra with amazing views over the country site ! complete privacy and peaceful environment.

This wonderful property offers 3 separate units.

The mainhouse

Living room, modern luxury kitchen, 1 bedroom and bathroom

Large covered terrace, BBQ, floor heating with heatpump, airco, wifi, tel, etc...

The other part

cosy living room and kitchen, 2 bedrooms, 1 bathroom, 2 terraces with barbecue, pizza oven , airco, wifi, etc

The 3e part

Studio with 1 bedroom, 1 bathroom, kitchen and living room

airco, covered terrace and pergola.

2 wooden chalets for unexpected visitors ....(1 bedroom, bathroom, kitchen)

High quality property, double glazing, floor heating, heatpump, airco, solar, 12cm roof isolation, heated pool,..

If you want' easy living ', peaceful and with a potential rental income....this is your option !

- 5 bedrooms
- 3 bathrooms
- heated large pool
- many terraces
- 3 separate units
- rental potential

- nature is your neighbour
- very private
- not isolated
- Solar airco heatpump

## DISTANCES

Shops, bars	3 km ( = 1.9 mls)	distance to golf	14 km ( = 8.7 mls)
distance to beach	12 km ( = 7.5 mls)	Airport	12 km ( = 7.5 mls)

## INSIDE

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

## OUTSIDE

Pool	private	Heated pool	Yes
Pool water	Chlorine	Garden	private
Garden type		Balcony	m <sup>2</sup>
Terrace	172 m <sup>2</sup>	garage	No
Carport	Yes		
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)	water	Alarm	Yes
Sewage	fossa	Energy certificate	Energy classification: E