

**5 bedrooms Quintas with a lot of charm near Santa Barbara de Nexe in Santa Barbára de Nexe**

Ref nº: SQ-1437J



## Quintas

**€ 800.000**

Etat de la propriété	Revente	Ville	Santa Barbára de Nexe
Rénovations	maison principale parfaitement rénovée	Région (concelho)	Faro
Construit (année)		Étages	2
Superficie du terrain	3200 m <sup>2</sup>	Condominium	Non
Secteur de la construction	370 m <sup>2</sup>	Élévateur	Non
chambres	5	salles de bains	4
		l'Accès	parfait

A truly fabulous property, this rustic style Quinta, located in the quiet country side between Faro and São Brás de Alportel. The property is composed of two individual houses, each with three bedrooms. The main house was renovated and partly built new, the second house has just been renovated and is in the final stages of finishing and will be finished soon.

The main house consists of a fabulous large lounge with impressive open fire place and a large terrace over the full south elevation of the property. The kitchen is semi-open plan to the living room and there are two bedrooms and two bathrooms also on the ground floor. On the first floor there is a beautiful bedroom with a bathroom en suite, with access to a south facing terrace from where you can see the sea! This bedroom has a beautiful high ceiling with wooden beams. A very romantic room.

The second house is a lot smaller and is composed of three bedrooms, a living room/kitchen and one bathroom. This house features also beautiful stone walls, wooden beamed ceilings, original floors in parts of the property and a feature fire place. An outside staircase leads up to the large roof terrace from where there are great views of the surrounding country side and the sea at your horizon. There is the possibility to build a pool to the south of the main house, but one could also build a pool in the old pigsty to the back of the house, this option would be of course more in keeping with the authentic portuguese atmosphere of the property.

The whole plot is walled in and the iron entrance gates are a great feature! Many details have been searched for in Portugal or France by the owner, such as some of the wooden interior doors and also many stone features, such as the floors and stair cases and other stone details. There is mains water, mains electricity and fossa drainage. All roofs are new and consist of wooden beams, with tiling in between, a concrete slab, a 4cm roof mate insulation and beautiful old tiles on top.

This property is very unique, we do not often come across a property that has been built with such great taste and dedication by the owner. A real labour of love... On top of that, the location is really great too: a rural location, but within easy reach of amenities.

A great & original property which lends itself to live in all year round and offers the possibility to generate some rental income from renting out one of the houses, while still living on the premises yourself. Of course this property is also a fabulous family holiday home. Needs to be seen to be fully appreciated.

- 5 bed 4 bath
- 2 buildings
- renovateion 2e house needs to be completed
- wonderful Quinta
- charming property
- no pool but permission to build one
- maind house fully renovated

## DISTANCES

Commerces, bars	2 km (= 1.2 mls)	quelques pas du golf	15 km (= 9.3 mls)
distance à la plage	15 km (= 9.3 mls)	Aéroport	15 km (= 9.3 mls)

## INTÉRIEUR

Sous-sol	Oui	air conditionné	Oui
Type de feu	cheminée	chauffage par le sol	Non
Chauffage central	Non	Système d'aspirateur central	Non
cuisine	Oui	meublé	n/a
Télévision par satellite	Oui	Volets	n/a

## EXTÉRIEUR

piscine	n/a	Piscine chauffée	-
L'eau de piscine	-	Jardin	privé
Type de jardin		Balcon	m <sup>2</sup>
Terrasse	m <sup>2</sup>	garage	Oui
Abri voiture	Non		
Parking	Oui	Portes	manuel
Vue sur la mer	Oui	Vues de pays	Oui

## TECHNIQUE

Eau: de ville	Oui	trou de forage	Non
Citerne	Oui	Irrigation	Non
Les panneaux solaires (chauffage, eau)	n/a	Alarme	Non
Eaux d'égout	fosse	certificat électricité	Energy classification: C