







€925,000

Ref: PW3010

380 sqm

Excellent investment opportunity or luxurious home. Huge 4 bedroom (all en suite, 2 with kitchenettes) villa on the hilltop with panoramic views and abundant features including indoor pool

- Ocean View
- Amenities
- Concierge Service
- Outside
- Heating
- Closed Condominium
- Pool
- Storage
- Garden

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logo

Property Description

In the hills overlooking the ‘Golden Triangle’ , the most affluent region of the Algarve, sits this truly grand, colonial style Villa. With 4 large en-suite bedrooms, 2 fitted out with kitchenettes, and already established as a guesthouse - this is an impressive structure indeed with huge investment potential or for use as a palatial family home.

The location is special, a full 11 of the Algarve's very best golf courses range from 8 to 18 minutes drive from the property, the opulence and glamour of Vilamoura and it's famous Marina and Casino are within 15 minutes drive along with the fine sandy beaches of the area. The N125 road is 2 minutes drive and the airport is only 25 minutes drive away. With easy access to the rail system in nearby Boliqueime, this spectacular Villa is in a unique position in relation to the highlights of the Algarve, yet set far enough back to enjoy the peace and quiet of the rolling hills that dominate the landscape.

Upon arrival at the secure electric iron gate the scale of this Villa is immediately apparent. Directly in front of the pillared gateway and at the pinnacle of the broad stone staircase stands the heavy, double door portal into the hallway / reception area. Styled as a gallery with the iron railed staircase skirting the wall, the ceiling is at a height equal to the 2 floors of the property. A chandelier keeps things classy. Coupled with the double doors at the back of the room leading to one of the outside areas, the natural flow of air keeps it cool and temperate so important in the Summer months.

As well as staircase access to the ground level this section of the house separates the East wing from the West. A right turn to the East and through a dividing door to a mini hallway reveals the bedroom accommodation on this side. The first section, towards the rear, hosts the first bedroom. En-suite, with twin sinks and powerful all over massage shower, the room also features a kitchenette with double door entrance and leads to a beautiful wooden terrace / balcony above the landscaped gardens facing east with breathtaking uninterrupted views as far as the eye can see.

The bedroom on the front side is also, of course, en-suite and with power massage shower. Features of this room include fitted double wardrobe and twin patio doors to the large, pillared private terrace. Views to the South East over Vilamoura as far as the sea offer a sense of space and openness.

Back across the main reception area, that also offers passage to the utility room and the West wing, again with the rooms buffered by a small hallway. At the front is what could be considered as the Master bedroom, the spacious en-suite this time garnished with a corner bath. This room is replete with an open plan kitchen, fitted wardrobe and has double full length window with mini balcony and another door to the outdoor Westerly terrace.

The back bedroom on this side is obviously, en-suite with power massage shower, fitted wardrobes and outdoor access.

Upon arrival at the top of the staircase, past the round viewing window to the hills beyond, and past the guest bathroom and the cavernous living area awaits. Due to the owner's vision - there is also an en-suite (power massage shower) here as it has been in use as a guest room / apartment in it's days as a guest house. Sprawling the entire East wing of the top floor, the room utilises the angles with myriad windows and to double patio doors onto the huge terraced exterior. This terrace zig zags it's way round to the equipped kitchen, which is predictably massive in size.

Like every room in the main house area, there is another large terrace attached to the kitchen replete with brick BBQ. A different exit from the kitchen leads back out to the landing area at the top of the stairs.

Then it gets interesting. The ground floor is dominated by the grandly designed indoor swimming pool. 13 metres in length and 2.5 metres at it's deepest the pool area is a stunning point of difference. With LED lighting, pool table, and spiral staircase to the back courtyard and the bathroom that services this unique addition. The pool also has a heat pump so

can be used all year round. Incredibly - there is another section to this entertainment area. Almost complete, this big room has the scope as a gym, home cinema or, more than likely a bar. Electrics and plumbing are accessible and only some light superficial work is required on the walls in order to bring this space to life.

In front of the swimming pool and beyond the wide sliding doors (there is also a skylight) is the lawned area - of a size to create an outdoor pool should that be the preference. There is a modest landscaped garden area on the East side of the building.

The garage entrance is situated below the Master bedroom and is typically big, adequate for up to 6 cars. It doesn't end there though, a door and a passageway reveal 2 more large areas, neither suitable for habitation but could potentially be converted. There is a structurally unimportant wall for example, that could be knocked through into the landscaped garden area.

There is one more room down here. There is a skylight so natural light prevails, also plumbed, wired and with an airco unit. Gym, music studio, future reception room - can serve any of these purposes.

The entire property is tastefully tiled throughout and is air conditioned in every room. Double glazed, the heating is electric though there is a fireplace in the main upstairs living area.

This property is large on scale, character and potential. This absolutely must be viewed in order to understand all the ins and outs and is unique in many ways. Sea views, hillside views - areas to be completed as to the buyers own taste. A large family home as it's being used at the moment - but fully equipped as a money spinning investment given it's location and history as a guest house, much can be achieved.

Tourism has recovered to pre-covid levels, property prices grew by 13% in Portugal in the first quarter and the country is predicted to achieve the largest growth in the EU this year by the European Commission.

Nearby points of interest

-11 Golf courses in the immediate area

-Faro International airport is 25 minutes drive

-The charming village of Boliqueime with supermarket and modest amenities is 6 minutes drive

-Doctors and Dentists are 6 minutes drive

-Vilamoura, the tourist paradise with countless bars, cafes, Marina, Casino and beaches is 15 minutes by car

-Quarteira, home to all the major amenities and civic and cultural points, is 15 minutes by car

-Countless tourist activities such as go karting, golf, waterparks, watersports are all close by

-Local schools are between 3 and 10 minutes drive

-Southern Portugal's wealthiest tourist area, the ‘Golden Triangle’ is 16 minutes drive away

For more information on the area please **visit our guide to the Algarve**.

Check more **properties in Boliqueime** and **houses in the Algarve**.

Please contact us today to arrange a viewing!

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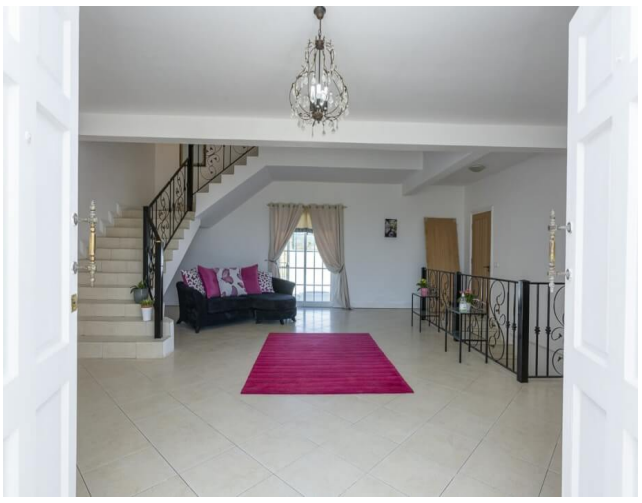
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Gallery














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Additional Details

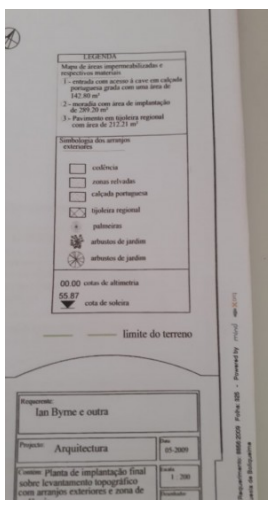
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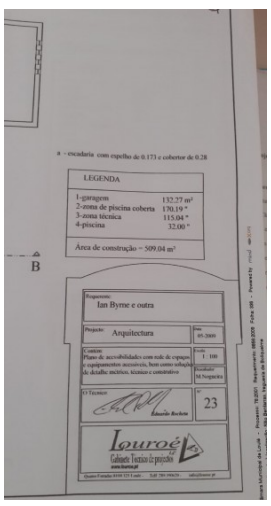
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Floors 3	**Condition** Used	

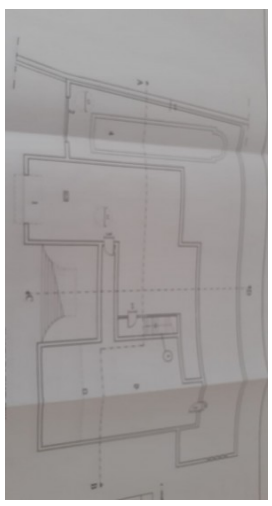
Property Features

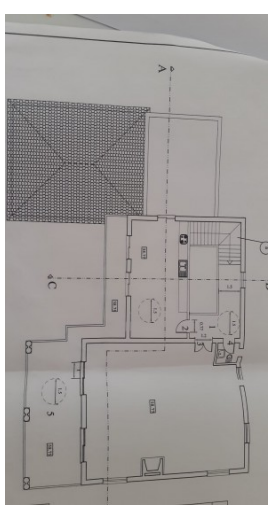
Ocean View	Outside	Pool
Amenities	Heating	Storage
Concierge Service	Closed Condominium	Garden
Gym	Fireplace	Suite
Security	Alarm	Street Parking
Outdoor Parking		

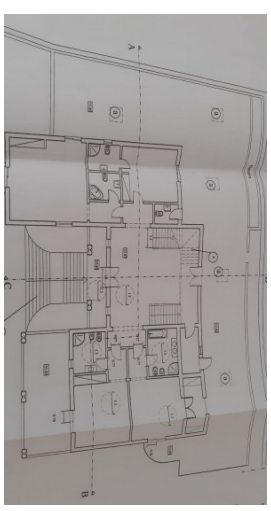
Site Floorplan

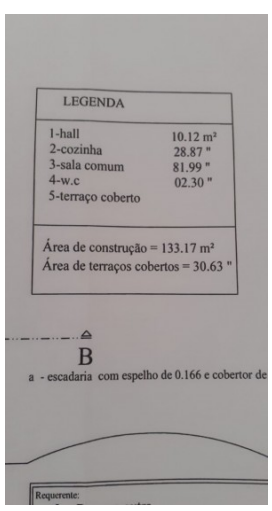


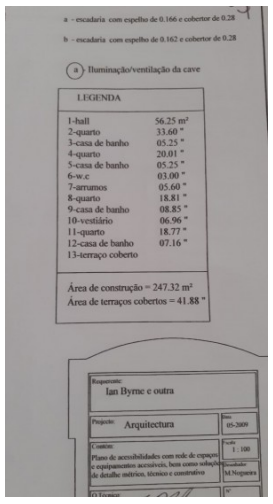














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