







€795,000

Ref: PW3487

328 sqm

Beautiful 4 bed bungalow in secluded area close to Portimao, with a seperate cottage and large land area.

- Outside
- Concierge Service
- Gym
- Heating
- Closed Condominium
- Suite
- Storage
- Garden
- Alarm

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logo

Property Description

Set on a single floor with high ceilings throughout, this winding, spacious property offers much - including large land plot and separate cottage.

The property is a short distance by car from Portimao - one of the Algarve's larger cities, yet feels far from the hustle and bustle due to it's rural location North of the centre.

Portimao has plenty to offer. Holding city status and containing all the civic amenities that come with it, Portimao is also a well established tourist hotspot, bridging the busier resorts such as Albufeira and Vilamoura to the less developed and quieter Western Algarve. All the Algarve has to offer is therefore within a convenient distance, including beaches, mountains, golf courses, water parks, national parks and transport hubs. Portimao boasts a Marina, stunning beaches, nightlife, markets, major retail and shopping outlets, watersports and renowned restaurants.

This grand single storey villa lies a 7 minute drive from Portimao proper and a further few from the famous beaches. Close enough for convenience but with a clear sense of seclusion due to the peaceful, rural nature of it's location.

Through the automated gate and up the foliage lined cobblestone driveway the Villa welcomes visitors with a flurry of colourful hibiscus, resplendent against the abundant blue skies the Algarve invariably provides. The front entrance is punctuated by the large palm tree in front.

Through the secure door (reassuring more than necessary due to the region's extremely low crime rate) and a short hallway gives way to the first reception area, adorned with an extra high ceiling with large skylight, allowing the natural light to flourish. A guest toilet / cloakroom service this area.

The main house then branches in various directions, to the right is the main artery leading towards the majority of the bedrooms. On the left side is a large bathroom with bath and shower and twin sinks, modernly tiled and spotless. Just past this are large patio doors revealing one of the many outdoor areas - this particular section was previously in use as an above ground pool area. On the right side are 2 bedrooms, both of large dimensions and with windows facing out to the front side of the house.

One of these rooms has floor to ceiling fitted wardrobes on one side while the other has a fitted shelving unit due to it currently being used as a 2nd, cosier living room.

The far end of the hall ends at the entrance to the master bedroom. The sleeping quarters are sizable indeed, but the en suite is a huge, beautifully decorated space with more than a hint of decadence about it! The primary feature is the majestic hot tub / jet bath, with proportions enough for at least 2 people! The separate power shower gives a quicker but admittedly less fun option….There is patio doors to outside and also a dressing room of grand proportions. This room and the en suite are also equipped with underfloor heating.

The living room proper is vast and a great area for entertaining. Entrance can be found adjacent to the front door and through the first reception room. The majestic fireplace dominates the room. On the left as you enter are 3 double French windows providing passage to the hugely impressive covered terrace, almost on a parity with the living room itself in regards of size. Comprised of a fully opening facade to make use of the Sun's rays but also easily closed if they get too much in peak Summer!

The dining room resides behind a double door from the first reception room and again has floor to ceiling glass doors for excellent light coverage and outdoor access. Continuing the somewhat labyrinthine theme to the property the 4th bedroom lies down a couple of steps at the far end. This room is en suite, has high ceilings, surprisingly deep wardrobe /

cupboard area, and outdoor access.

From the dining room an archway is an invitation to the Kitchen. Due in no small part to the owner being a keen cook and host, the scale of the kitchen is reflective of this. Any aspiring chef would be in their element in here. Plenty of worktop space and a breakfast are among the features.

The utility room and pantry also provide a passageway to the back door and double (covered) car port.

On the other side of this is the cottage, or annex. Ideal to house guests or family members the ground floor is open plan with corner kitchen and incorporates a charming terrace section all of it's own - ideal for a morning coffee or an evening wine! Also on the ground floor are the ‘specified’ bedroom and bathroom.

Up the wooden staircase and the tremendous, open loft area complete with slanting roof ceiling. 2nd bedroom, study, workshop, music studio. The versatility of this floor garners many possibilities.

The outdoor area is huge and varied. Semi-permanent outbuildings dot the landscape. To the North of the house lies the wilder section of the land - not permitted for constructions but ideal if you keep animals or even more perfect for an orchard or vineyard. Here the borehole and water storage tanks are to be found.

The rest of the gardens surrounding the living areas is excellently maintained by the owner with various foliage and topiary. A wide range of trees separate different areas giving each an element of seclusion, often peppered with glorious hibiscus. An irrigation system is in place for the plantlife.

One of the outdoor sections has previously been in use to house an ‘above ground’ swimming pool. Though there is not one there now, all the plumbing remains in place for future usage.

All rooms are air conditioned and heated, have window screens and are double glazed throughout. Rustically tiled floors permeate throughout. The property is equipped with high speed fibre broadband.

This delightful Villa has been lovingly owned for over 2 decades as a family home and is often used for entertaining guests due to the owners love of cooking and hosting.

There is also great Investment potential here. A short term tourist licence is easily achievable and would generate high revenue in line with the rest of the Algarve, and a licence for a Rural tourism licence has been investigated and is possible.

The main house, coupled as it is with the adjoining cottage could easily accommodate groups of families, golf parties or be rented by the room quite feasibly.

Nearby points of interest include

- Portimao is 6 minutes drive to the town or Marina with an extra few minutes to the beaches
- The ‘Aqua’ shopping mall and fashion centre - the biggest of it's kind in the Algarve, is 6 minutes drive
- The hospital, veterinarians, dentists and other healthcare all within 8 minutes drive
- The closest major supermarket is 5 minutes drive from here
- Gyms, hairdressers, cafes bars and restaurants are within 8 minutes drive
- The train and bus stations are 7 minutes away and the airport is 45 minutes away by car
- 4 of the Algarve's famous Golf courses are within a 16 minute drive
- Schools of all age groups are within 8 minutes drive
- Lagos, with its bars and boutiques is a 25 minute drive West. Further West is famous Luz, Sagres and protected National parks for hiking, biking and surfing

- Caldas de Monchique - famous for hot springs, pure water, Medronho and the foothills to Monchique mountain are within a 25 minute drive
- Various attractions such as waterparks, skydiving, water sports, go karting etc are all within the are

To find out more about the area please follow the link:

Guide to Portimao by Real Estate Experts - Portugal Homes

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Gallery














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Additional Details

Attributes

Status	Net Area	Gross Area
Sold	328sq m	328sq m
Floors	**Condition**	
1	Used	

Property Features

Outside	Heating	Storage
Concierge Service	Closed Condominium	Garden
Gym	Suite	Alarm
Street Parking		

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Site Floorplan

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