







€625,000

Ref: PW3576

200 sqm

Large property of 2 apartments and a further shop space with office on a Hectare of flat land

- Outside
- Concierge Service
- Gym
- Pool
- Closed Condominium
- Alarm
- Amenities
- Garden

Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo

Property Description

Farmhouse deconstructed into 2 separate apartments and a shop space with accompanying office set on over a hectare of flat land.

- The Algarve is World famous for it's stunning beaches and picturesque scenery. Throw in 300 days of Sunshine and renowned cuisine and the full package of Portugal is complete. With countless charming towns with labyrinthine historic streets and it's many top class golf courses, coupled with adventure sports and mountains this is truly a region among Europe's finest.

Specifically the Western Algarve, where this interesting property is located is also blessed with a culture of the outdoors. Surfers flock here year round, the World renowned Fisherman's Hiking trail begins in nearby Lagos, there are network of cycle routes and areas of protected National Park.

Mexilhoeira Grande is situated in the north of the municipality of Portimão, primarily encompassing rural lands comprising white-painted homes, traditionally agricultural in character.

It is bordered in the north by Monchique, by Portimão in the east, Alvor to the south, and by the parishes of Odiáxere, Bensafrim and Marmelete, in the north and northwest, respectively.

This Portuguese Quinta of huge potential lies between Lagos and Portimao, to the North of the charming town of Alvor. Indeed the view from the back of the house enjoys sweeping views of the Ria de Alvor and the protected landscape.

With convenient access from the N125, the old artery of the Algarve, the gates reveal the large courtyard area with covered car portal for space enough for 4 vehicles.

The front entrance leads directly into a large area currently utilised as a boutique of collectives, though with pre permission for a restaurant conversion. The large room also possesses convenient access to the outdoor area behind. There is also a large office room present.

Attached on the right side is an area facilitated as a workshop, though an easy transition to a garage is highly achievable. There is also a warehouse at the front of the building to be used for storage of land tending equipment, or to utilise at owner's discretion.

Also at ground level on the left side of the building is the private ground floor apartment, consisting of open plan living area / kitchen, 2 bedrooms and bathroom.

The main apartment is on the first floor and has 2 bedrooms facing North with views of the Monchique mountains. The bathroom is recently renovated and modern. The L shaped open plan living area has updated kitchen with appliances and leads into the main area of dining room / lounge. The focal point here has to be the magnificent views of the protected parkland of the Ria de Alvor - indeed there is a stunning path all the way through this area of outstanding natural beauty to the charming coastal town of Alvor.

The apartment is equipped with reversible Air Conditioning and double glazed windows. The outdoor area of the house has a myriad of features including various aviaries, chicken coops and areas for small animals, old style bread oven, and modest swimming pool. There is plenty of space to relax and enjoy the scenery amid the various fruit trees. There is also a functioning well, complimenting the mains supply.

The large amount of land is an open book, and can be utilised for whatever purpose the new owner desires. Orchard, vineyard, livestock. Equine activity is possible with the workshop achievable as a small stable conversion. The land is flat and clear of trees.

Due to the nature of the properties layout the potential to monetise is obvious. Through a smallholding, or land rental option, the rental of the separate 2 bedroom downstairs apartment, to use of the shop space underneath - there are a great deal of achievable options.

The location is enviable for distances to many nearby areas of interest including:

- The charming seaside town of Alvor, at the delta of the Ria de Alvor itself is a 10 minute drive or breathtaking 6km hike through protected lands.
- Lagos, with it's eclectic mix of bars and boutiques, gorgeous Marina, historic old town and glorious beaches is a 12 minute drive West
- The nearest school, supermarket, pharmacy, medical centre and restaurants can be found 3 minutes drive away
- The nearest Golf course is a mere 4 minutes drive, with dozens more easily accessible by car
- The train station is a 2 minute drive away
- Faro International Airport is a 45 minute drive
- The City of Portimao with festivals, nightlife, culture, Marina and shopping malls is less than 15 minutes drive away

To find out more about the Algarve click on the link

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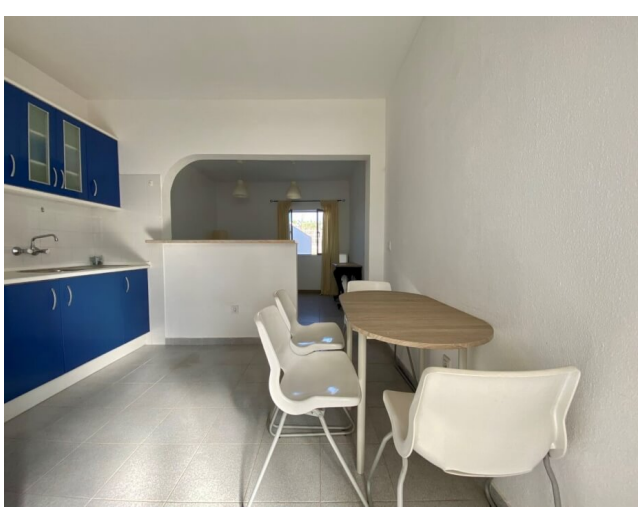
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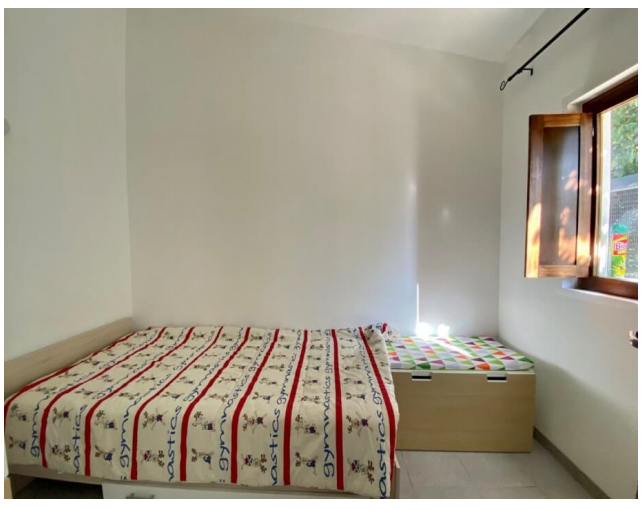













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Additional Details

Attributes

Status Available	**Net Area** 200sq m	**Gross Area** 200sq m
Floors 2	**Condition** Used	**Year Built** 1994

Property Features

Outside	Pool	Amenities
Concierge Service	Closed Condominium	Garden
Gym	Alarm	

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Site Floorplan

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