







€475,000

Ref: PW3611

129 sqm

Modern 2 bedroom townhouse with outrageous views of the River and Cityscape beyond. The garage has been converted into a separate apartment for guests or to monetise.

- Ocean View
- Concierge Service
- Fireplace
- Amenities
- Closed Condominium
- Suite
- Heating
- Garden
- Alarm

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
Image not

Property Description

Contemporary Townhouse of modern design with exquisite River views and City-scape.

The charming fishing village of Ferragudo is a true Algarvian delight. Located at the mouth of the Arade River, relaxing at one of the renowned fish restaurants watching the days catch delivered to the door of the eaterie fresh off the boat and grilled before your eyes is a rich pleasure indeed. The main sqaure gives way to the mazy cobblestone streets so typical of the the area.

Ferragudo has several great beaches within walking distance of the village.The main and most popular of the beaches are Praia da Angrinha and Praia Grande. While a more adventurous walk will lead you to the more scenic beaches of Praia do Pintadinho and Praia dos Caneiros.

The hustle and bustle of Portimao, one of South Portugal's largest cities is just across the glorious Rio Arade - close enough to be convenient yet far enough away to not even know it is there!

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 sumptuous 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 networks of cycle routes and areas of protected National Park.

This Townhouse is situated a short stroll from the Village centre and at the frontline of an established urbanisation, with unobstructed vistas across the beautiful River. The modest skyline of Portimão sparkles once the sun sets behind it guaranteeing stunning views at all times of day. A morning coffee on the balcony watching the fishing boats returning with their catch is not something to be underestimated!

The front door is located on a quiet avenue and reveals the open plan, L-shaped living interior. The views are immediately apparent. To the right of the entrance is the kitchen, fully equipped with modern appliances. There is a large hatch giving way to the living room that can also service as a breakfast bar. Bright and airy, the living room branches out to the dining area on the left - naturally encompassing the sumptuous view beyond. There is access via French patio doors to the terrace facing the river, and a guest bathroom.

Up the stylish stairs 2 bedrooms can be found - both are en-suite, with one boasting a whirlpool bathtub! Both bedrooms naturally have their own terrace and are replete with fitted wardrobes.

Another level up and the rooftop terrace offers itself invitingly. with panoramic views. BBQ at dusk? Mimosas at breakfast? You decide!

That's not all - the forward thinking owner has transformed the garage area into a self contained apartment. An open plan kitchen/ living area, fully modern and with the expected views. A separate bedroom facing the river and quality bathroom complete this impressive unit, ideal for rental or when family arrives.

On the West (River) side is an outdoor area awaiting transformation to small garden, jacuzzi area or pool of 5 x 2 metres.

With the location a few minutes walk to Ferragudo square, excellent beaches, some of the best golf courses the Algarve has to offer and within close proximity to the busier, resort towns of Carvoeiro and Portimao this property has obvious rental potential in the thriving Algarvian rental market. Coupled with the equipped downstairs apartment there are 2 revenue streams here, or the possibility to make money even whilst living in the main house.

This is a unique opportunity for a family home, profitable rental option - or both!

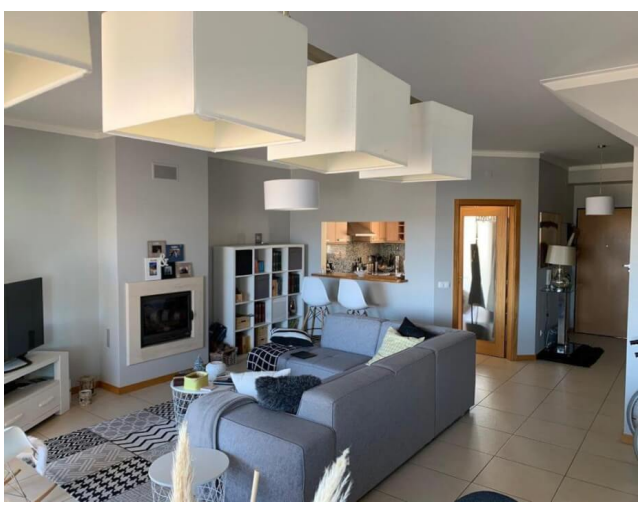
Nearby points of interest include:

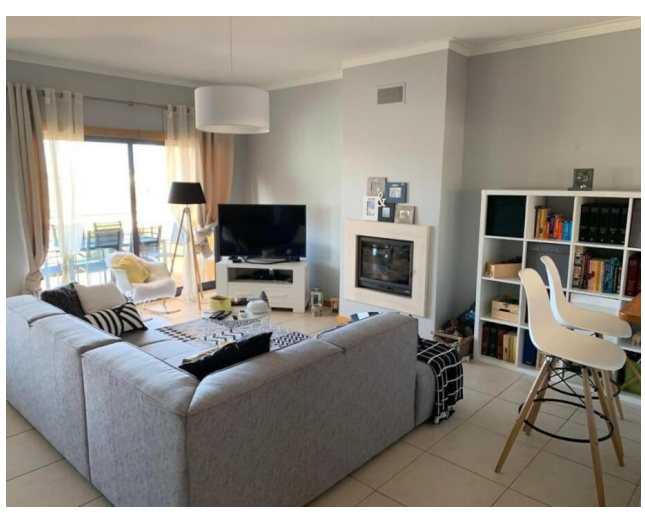
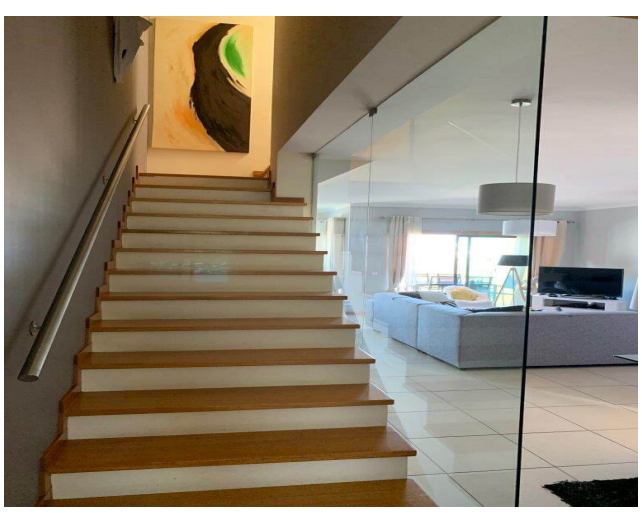
- The wonderful riverside fish restaurants, cafes and bars are a 10 minute stroll away - or a 3 minute drive!
- The beach of Praia da Angrinha is a 15 minute walk or 5 minutes in the car
- The nearest large supermarket is a 4 minute drive in nearby Parchal
- All amenities such as healthcare, dental, schools, fitness centres and municipal buildings are within a 6 minute drive from here
- The train station servicing the entire Algarve and connections to Lisbon is less than 5 minutes drive away
- The small city of Portimao with it's Marina, the famous Praia doe Rocha, watersports and boat tours aplenty, and Cinemas, entertainment district and nightlife is a reasssuring yet close 10 minute drive from here (though you also take the ferry!)
- The famous Gramacho golf Course is a few minutes drive from here, with others between 10 to 15 minute;s drive away
- The gorgeous ‘Termas da Monchique’, a village with natural hot springs and the ‘best water in Europe’ is in the foothills of the Mountains and an achievable 25 minute drive away
- Faro International Airport is just 45 minutes drive from here

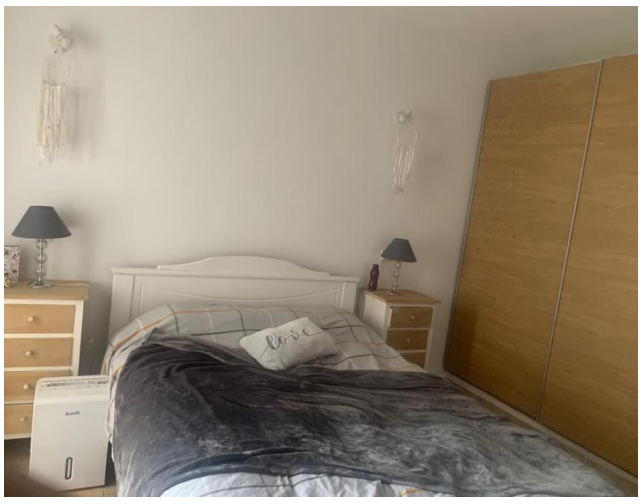
For more information about the Algarve follow the link -

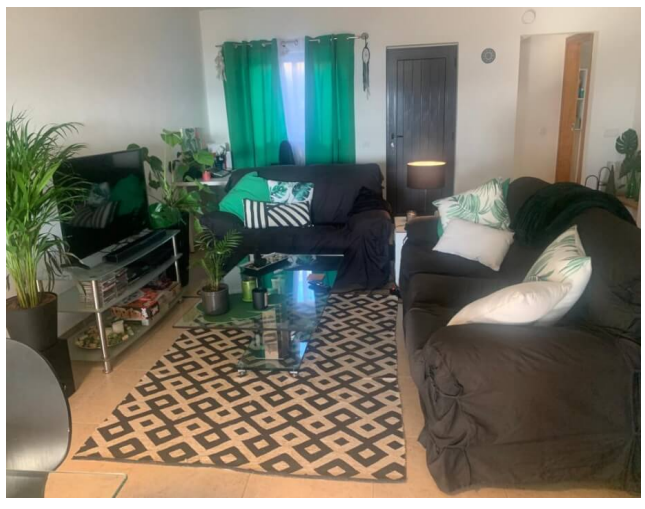
Guide to Algarve by Real Estate Experts - Portugal Homes

Gallery





logo

Telephone: +351 213 471 603

Email: info@portugalhomes.com

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

Additional Details

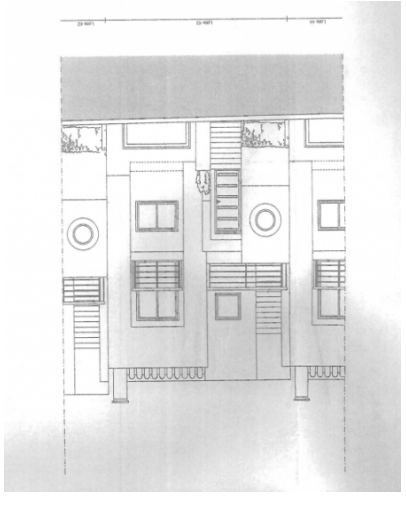
Attributes

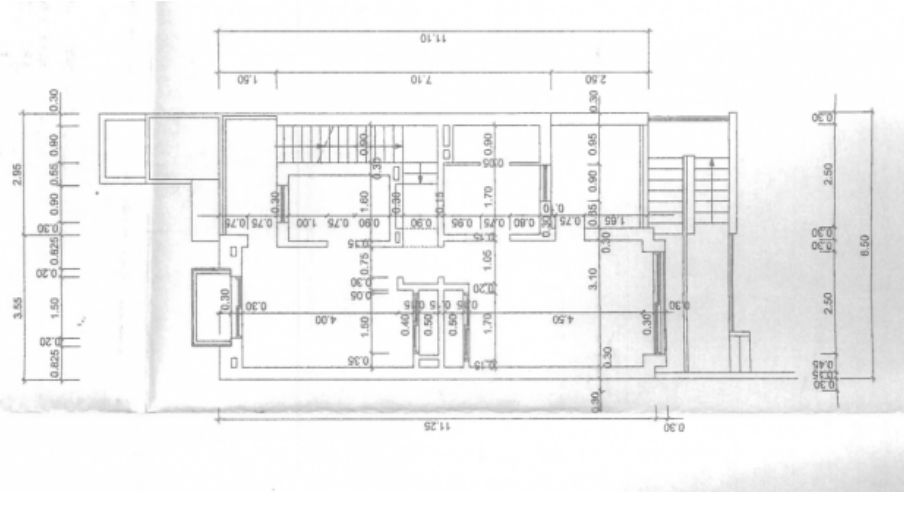
Status Available	**Net Area** 129sq m	**Gross Area** 129sq m
Floors 3	**Condition** Used	**Year Built** 2011

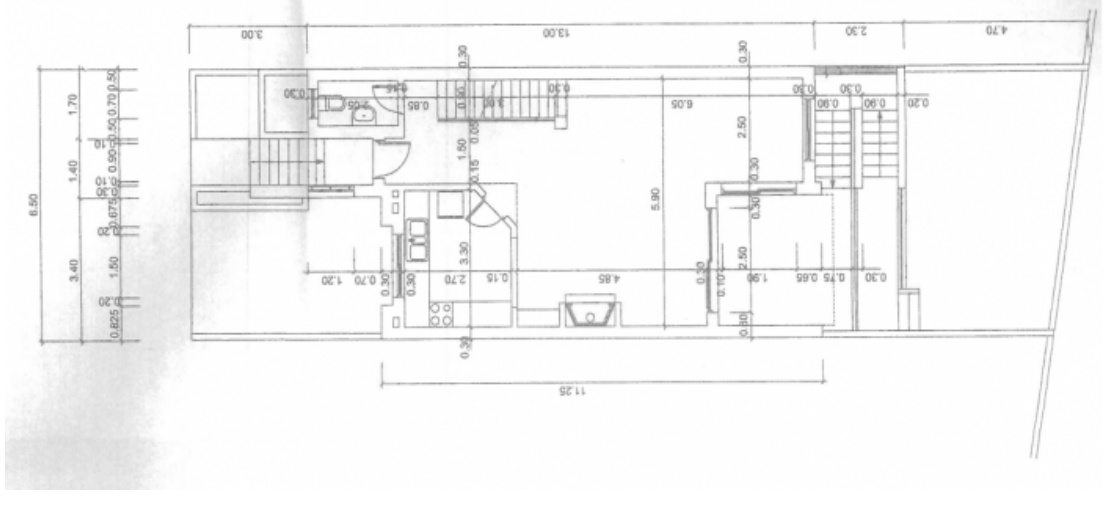
Property Features

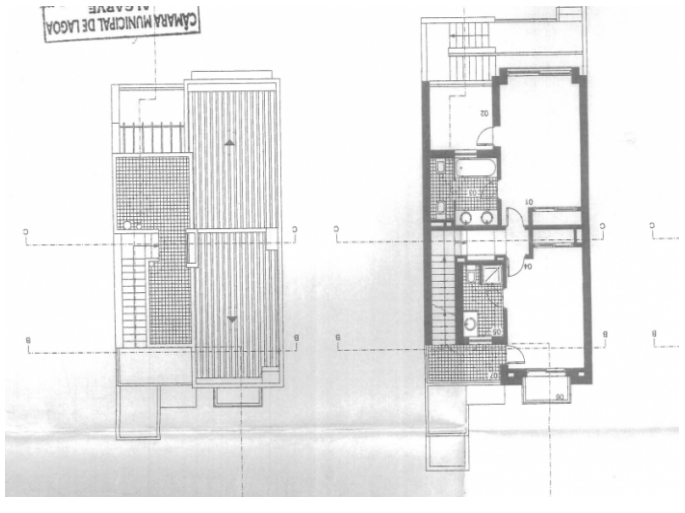
Ocean View	Amenities	Heating
Concierge Service	Closed Condominium	Garden
Fireplace	Suite	Alarm
Street Parking	Outdoor Parking	

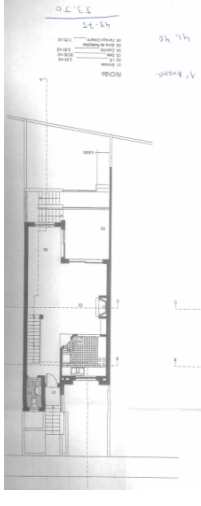
Site Floorplan











logo

Telephone: +351 213 471 603

Email: info@portugalhomes.com

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940