



# €2,240,000

Ref: PP176440

535 sqm

Occupying a privileged south-facing position in one of the Algarve's most sought-after residential areas, this substantial detached villa presents a rare opportunity to acquire a property with exceptional...

- Pool
- A/C
- Garden

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## Property Description

Occupying a privileged south-facing position in one of the Algarve's most sought-after residential areas, this substantial detached villa presents a rare opportunity to acquire a property with exceptional fundamentals and transform it into a spectacular contemporary residence.

Requiring comprehensive renovation, with an estimated investment of approximately €200,000 to restore the property to an excellent standard, the villa offers generous proportions, an outstanding layout and breathtaking sea and countryside views, making it an ideal project for both private buyers and investors.

Accessed through electric gates, the property sits within beautifully landscaped grounds and offers ample off-road parking. The impressive solid wood entrance door opens into a spacious double-height entrance hall, immediately showcasing the scale and potential of the home.

The ground floor features an expansive living room opening directly onto the south-facing swimming pool and covered barbecue terrace, creating exceptional indoor-outdoor living. A spacious open-plan kitchen and dining area, together with a second reception room featuring a fireplace, provide multiple entertaining spaces ready to be reimagined.

Also on this level are two generously sized en-suite bedrooms, both benefiting from direct access to the gardens and pool area, together with a guest cloakroom.

The lower ground floor comprises a large en-suite guest bedroom, a cinema room or home office, a utility and laundry room, and additional storage space.

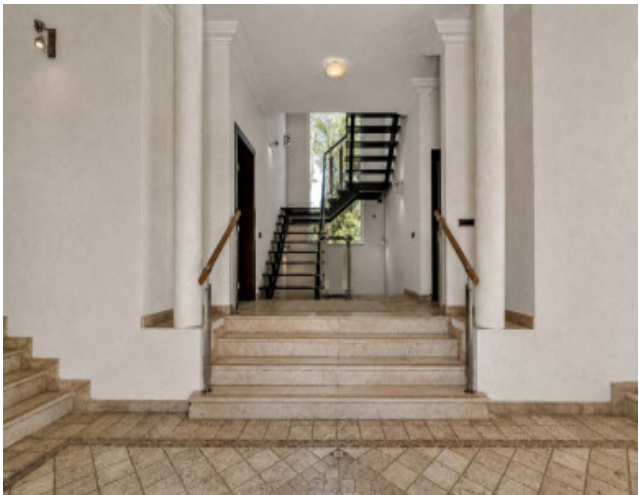
The first floor offers a superb principal suite and an additional en-suite bedroom, both opening onto an expansive terrace commanding panoramic views across the surrounding countryside and towards the Atlantic Ocean.

Although the property now requires full modernisation, it already benefits from features including underfloor heating, air conditioning, electric shutters, an alarm system, automatic irrigation and a private borehole, providing an excellent foundation for a luxury renovation.

Perfectly positioned just moments from Almancil, the villa enjoys easy access to renowned restaurants, international schools, shopping facilities, Quinta do Lago, Vale do Lobo, championship golf courses and some of the Algarve's finest beaches. Faro International Airport is only 15 minutes away.

Whether restored as an exceptional family residence or repositioned as a luxury investment property, this is a rare opportunity to create a home of significant value in one of the Algarve's most desirable locations.

Gallery



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## Additional Details

### Property Features

|      |     |        |
|------|-----|--------|
| Pool | A/C | Garden |
|------|-----|--------|

# Site Floorplan

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