

*Vale D'Éguas · Algarve*

# A CHARMING SINGLE STOREY VILLA



**Mapro Sociedade Mediação Imobiliária Lda.**

Edifício Mapro · Av. Alm. Mendes Cabeçadas · 8135-106 Almancil · Algarve, Portugal  
Tel. (+351) 289 390 880 · info@maprorealestate.com  
AMI License 317  
[www.maprorealestate.com](http://www.maprorealestate.com)





## A CHARMING SINGLE STOREY VILLA

This charming, 3 bedroom villa is set all on one level and is situated within Vale D'Éguas, a residential area just a stone's throw from Almacil town and all local amenities. The property has been partially renovated in 2021 with all new windows, shutters and adapted for wheelchair.

The property comprises a fully fitted and equipped kitchen with dining area and additional storage area, a spacious lounge with fireplace, a guest WC, one ensuite bedroom and two bedrooms, which share a bathroom. All bedrooms include fitted wardrobes. The living areas lead out to the super inviting exterior terrace which features an al-fresco dining area with electric awning, another covered area with built-in seating and fireplace looking out towards the swimming pool, an exterior shower, manicured garden and several mature trees including a grape tree. There is also a roof terrace ideal as an additional entertaining area and sunset watching.

The villa provides a carport for 2 cars and a single car garage which is currently used as the laundry/storage room. Completely gated and fenced with CCTV and alarm system, the property ensures peace of mind within a country setting.





**P.O.A.**  
PRICE

REF 3625

**FACTS & FEATURES**



214m<sup>2</sup>



2800m<sup>2</sup>



3



3



**Ownership:** Private

**Garden:** Fruit Trees, Landscaped

**Borehole:** Yes

**Heating:** Radiators, Solar Panels

**Alarm:** Yes

**TV System:** Fibre

**Extras:** Solar Panels, CCTV, Domestic Hot Water (Boiler), Electric Shutters, Mosquito Nets, Electric Gate

**Views:** Garden

**Golf:** 7Km

**Constr. Year:** 1995

**Swimming Pool:** Exterior Shower, Yes

**Garage:** Single, Carport

**Air Conditioning:** Split Units

**Fireplace:** Wood burner

**Furnished:** Negotiable

**Features:** BBQ, Wheelchair Accessibility

**Beach:** 7Km

**Airport:** 16Km

**IMPORTANT NOTICE:** These details are guidelines only. They do not form part of any contact and may change at any time without prior notice.

