



## 6 Bedroom Villa For Sale in Santa Bárbara de Nexe

Ref: Helena

A magnificent and spacious family villa (684m<sup>2</sup>) for sale in a beautiful countryside setting, with extensive rural views over the coastal plain to the Ria Formosa estuary and the sea beyond.

This classically styled 6 bedrooms - 8 bathrooms property was built in 2001 to a high standard. Laid out on three levels and set in a carefully maintained formal garden of 4000m<sup>2</sup> (one acre) all securely fenced or walled - with electric gates and a video door entry system to ensure privacy, The low maintenance garden and patio spaces are private, not overlooked and include a water feature fountain with koi carp. A two-vehicle carport and a portico entrance give adequate shade for several vehicles.

The 9m x 4m heated pool sits on the main patio in front of a glazed sun room with bi-fold doors. Currently, the basement layout includes a gym and a library room with pool table and TV,

The fully equipped kitchen has Bosch appliances and connects both to the outside breakfast terrace and to the dining room. Doors are in hardwood and floors use high-quality ceramics. There are currently six bedrooms, each with an en-suite bathroom + two further bathrooms.

The ground floor features a large dining room with a vaulted ceiling and a double-aspect wood burner unit which also serves the sitting room adjacent.

Each level is capable of being self-contained to offer possibilities of a separate floor for

|   |   |
|---|---|
|  6 bedrooms            |  8 bathrooms         |
|  684 m <sup>2</sup>    |  4000 m <sup>2</sup> |
|  Outdoor swimming pool |   |
| <b>€ 2,395,000</b>  |   |

### Features

- Outdoor swimming pool
- Pool
- Built year: 2001
- Energy Rating C

owners, guests, family, or staff. Every bedroom has a sea view and direct access to a south-facing terrace or patio.

The location is nearby Quinta Raposeiras which is 4km from Santa Bárbara de Nexe and 2km from the village of Bordeira, there is a supermarket and a restaurant within easy walking distance and a further selection of both within five minutes drive. The market towns of Loulé and Sao Bras are each ten minutes away. Access to the A22 motorway that crosses Algarve is under ten minutes away and Faro airport with its international flight connections is just 20 minutes away, Both Loulé and Faro have a hospital and availability of excellent medical facilities.

The property is connected to mains drainage and to mains water, there is a private borehole and cisterna to provide and store water to fuel the automatic irrigation system for the garden. There is a direct high-speed fibre internet connection to the house and distributed Wi-Fi with capabilities of up to 1gbps. IPTV and VoIP function faultlessly.

This property has been managed and maintained for the current owners by Portugal Property Services for the past 20 years.

Ownership is currently offshore but the onshore transfer can be discussed.

This property is presented by Quintas and Casas, voted the best boutique real estate agency in Portugal in 2024.

|   |   |
|---|---|
|  6 bedrooms            |  8 bathrooms         |
|  684 m <sup>2</sup>    |  4000 m <sup>2</sup> |
|  Outdoor swimming pool |   |
| <b>€ 2,395,000</b>  |   |

## Features