



## 3 Bedroom Villa to be renovated For Sale in Loulé (São Cleme

Ref: P42

This property offers a good opportunity for someone looking to invest in a project that involves both renovation and expansion.

This plot is located in a zone of urban expansion, making it possible to build a 300m<sup>2</sup> house with a ground floor and first floor plus an extra 150m<sup>2</sup> in covered areas to use for a swimming pool, covered terraces and roof terraces.

If the buyer does not wish to incorporate the existing property into their new construction project because it is too close to the road, they will have the possibility of slightly changing the house, as it is within an urban expansion zone.

The plot is completely south-facing, making it ideal for a swimming pool, outdoor living spaces and solar panels to make the most of the Algarve sun.

With the addition of a first floor, any buyer could take full advantage of the tranquil views of the surrounding countryside

The warehouse on the plot is secure and has electricity connected.

Mains water and sewage are available in the street and only need to be connected.

Conveniently located, just a short drive from Loulé and Santa Bárbara. This is advantageous as it provides easy access to amenities, services and potentially leisure areas in these nearby towns.

Access to Loulé: Loulé is known for its historic architecture, markets and cultural events. Living nearby allows residents to enjoy these offerings conveniently.

 0 bedrooms	 3 bedrooms
 0 bathrooms	 168 m <sup>2</sup>
 1071 m <sup>2</sup>	 1900
<b>€ 220,000</b>	

### Features

- Main drainage

Access to Santa Bárbara: Santa Bárbara is likely to provide a more rural or suburban atmosphere, offering a contrast to urban life and potentially providing a calmer environment.

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

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