



## 2 Bedroom Semi-detached For Sale in São Brás de Alportel

Ref: Melissa A

Located in a popular hamlet just outside the bustling town of Sao Bras de Alportel we are delighted to offer for sale this brand new spacious semi-detached house, built to a high specification and sitting in an elevated position along a quiet lane.

Enter through the front door and the hallway (which benefits from light wells to maximise light at all times) leads to the two double bedrooms, both with fitted wardrobes and one with the benefit of an en suite shower room. The open plan-L shaped kitchen/dining/living room offers a well-fitted kitchen with an excellent selection of integrated appliances and under-counter touch lighting, super ceiling lighting, and both an expanse of window in the kitchen area and large sliding doors from the sitting room area out to the fully enclosed courtyard garden. A family bathroom and an internal storeroom are also to be found.

The rear courtyard garden is fully tiled and fully enclosed with a pedestrian gate and BBQ area with a sink. Stairs lead to the spacious roof terrace, where the space is tiled & benefits from part astroturf. There is water and electricity and ample space for the installation of a hot tub. The stunning views of the surrounding countryside are to be enjoyed from this area.

To the front of the house is parking and there is a charger for an electric car. The house benefits from solar for the hot water.

São Brás de Alportel is known for being a flat town in the Algarve and therefore ideal for

 2 bedrooms	 3 bathrooms
 90,42 m <sup>2</sup>	 108,24 m <sup>2</sup>
 2024	
<b>€ 550,000</b>	

### Features

- Main drainage
- Air conditioning
- Video entry system
- Terrace
- Proximity: Mountain
- Proximity: Open field
- Views: Mountain views
- Barbecue
- Double glazing
- Electric heating
- Solar system
- Built year: 2024

those who want to go about their daily lives on foot. There is no shortage of good restaurants and cafés, the bustling Municipal market, an excellent range of shops, several supermarkets, the museum which offers many classes and clubs, an indoor swimming pool and outdoor lido, tennis and paddle tennis courts and good medical services. The town is located on the edge of the beautiful Serra do Caleirão & benefits from being half an hour's drive from Faro International Airport or the Algarve's beaches. The property also benefits from being an easy drive to Faro International Airport and the beaches of the Algarve

An ideal full-time home or holiday home. Early viewing is highly recommended to avoid disappointment.

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

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## Features

- Mains water
- Electric shutters
- Quiet Location
- Equipped kitchen
- Floors: 2
- Solar heating
- Rooftop terrace
- Solar Panels
- Energy Rating A+