



## RESERVED

Charming luxury villa, offering a very comfortable lifestyle in beautiful surroundings in the popular area of Patroves, Cerro da Águia.

Plot of land of 1.225m<sup>2</sup>.

- Comprising 3 bedrooms, all en suite, 1 bathroom service, hall, kitchen, laundry, living room w / fireplace, terrace and saltwater pool.
- Annex consisting of a large bedroom, bathroom, wine cellar.
- Garage for 1 car and 2 more parking spaces outside.

It has 6 solar panels for heating the water, which can be connected to the pool also. The underfloor heating is with gas.

The style of the villa is a unique blend of moorish and modern architecture, designed by Arqt. Alegria, and the large, beautiful suite on the first floor was added in 2007. (library). It has view to the sea.

Two comfortable suites are located on the ground floor.

The ground floor has floor heating in all rooms, and there is air conditioning in the bedrooms and the annex.

The villa offers a comfortable life style both summer and winter, and all materials are of high quality.

Fully equipped kitchen/ laundry including appliances of wine-fridge.

Possible to buy as Delaware Company. Contact me for more information/ value.

Selling price : € 595 000

Charges : Consult us

Fees : Consult us

Condition : In good condition

Living space : 218 m<sup>2</sup>

Land space : 1225 m<sup>2</sup>

Number of bedrooms : 4

Number of floors : 2

Number of bathrooms : 5

**Amenities :**

- Terrace
- Sea view
- Near Golf Course
- Parking place
- Floor heating
- Air conditioning
- Garden
- Garage
- Swimming pool
- Gas supply
- Barn / Salvage
- Fire place
- Energy Certificate

**Address :**

8200 CERRO ÁGUIA

<http://boligportugal.dk/en/algarve-property/368?format=pdf>