



**SOLD** - Beautiful 3 bedroom attached villa, with great view to the sea and green areas, inserted in the Condominium "Encosta dos Salgados" in Vale Parra.

The villa consists of ground floor with entrance hall, modern equipped kitchen of high quality, and with a pantry, guest toilet and a spacious living room with direct access to the lovely, south facing terrace.

On the first floor there are 3 spacious bedrooms, and two bathrooms, one of which is an en-suite. All rooms have access to private balconies and fitted wardrobes. There is a common roof terrace on the house, where you have the solar panels installed. The access is via a stepladder installed in the storage room on the first floor.

In the basement, there is a laundry and garage.

More details;

The large living room has direct access to the 27m<sup>2</sup> terrace. It faces south and you have a very pleasant view of the green areas to the sea. Equipped with electric awnings, with wind sensor.

The kitchen is modern, of very high quality and fully equipped. It has extras such as practical drawer systems, American fridge, new induction hob, deep black granite sink. There is an electric radiator in the kitchen.

New solar panels has a been installed recently, with the support of an electric water heater.

You have air conditioning in all rooms, new, fiber internet, central vacuum cleaning, alarm system and built-in LED lights.

In the garage, which is private and closed, vendor had a charger for an electric car installed by EDP. Meter readings to the EDP are automatic.

The Condominium of Encosta dos Salgados is gated and has a shared swimming pool area. Condominium fee is € 70 per month, and IMI is € 560 / year.

Selling price : € 360 000

Charges : Consult us

Fees : Consult us

Condition : In good condition

Living space : 155 m<sup>2</sup>

Land space : 268 m<sup>2</sup>

Number of bedrooms : 3

Number of floors : 3

Number of bathrooms : 3

### **Amenities :**

- Terrace
- Close To Beach
- Communal pool
- Sea view
- Communal garden
- Near Golf Course
- Parking place
- Balcony
- Cable TV
- Air conditioning
- Garage
- Basement
- Barn / Salvage
- On Golf Course
- Energy Certificate

**Address :**

Rua João de Deus, Encosta dos Salgados Frc. D, Vale Parra, Albufeira,  
8200-427 SALGADOS

<http://boligportugal.dk/en/algarve-property/386?format=pdf>