



## New 5-bedroom villa in a gated garden community



### Info Agente

Nombre:	Julieta Pacheco
Nombre empresa:	Quinta Palmeira Sociedade de Mediação Imobiliária, Lda.
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English, Portuguese
Sitio web:	<a href="https://www.quintadapaimeira.net">https://www.quintadapaimeira.net</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 2,232,557.46

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Faro
Ciudad:	Carvoeiro
Dirección:	Lagoa e Carvoeiro
Publicado:	01/02/2019
Descripción:	Carvoeiro - Carvoeiro Gardens:

This Five-bedroom villa with a built area of 297 m<sup>2</sup> is set on a 17.395 m<sup>2</sup> plot at the gated community of Carvoeiro Gardens together with 16 three-bedroom villas and a communal pool. The complex is centrally located in the quiet residential area of Vale do Côvo, yet relatively central and in the immediate vicinity of Carvoeiro with numerous bars and restaurants, the Vale de Milho golf course and the famous Vale Centeanes beach. The International School in Porches is just a 10 minutes' drive away; Faro airport can be reached within 45 minutes by car.

The villa has been specially designed to ensure comfortable year-round living, especially in winter. Great care has been taken with the use of fully insulated foundations, positioning the floors a full half metre above ground level, hence reducing the heating and air conditioning cooling costs. It has a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with a generously proportioned open-plan living space and less space



apportioned to bedrooms.

The entrance hall on the ground floor of the villa leads into the open-plan lounge dining kitchen area, an en-suite bedroom and a guest-WC. The living area accesses 2 spacious terraces, with views over the pool and with the outdoor dining area. The first floor comprises of 4 double bedrooms, all en-suite, one of which, the master bedroom, has it's own dressing area and access to a private terrace overlooking the garden. The upkeep of the communal gardens and the swimming pool within the complex (heated pool, for families with children) is shared between all owners.

The energy-efficient villa is built for year-round living and has also an excellent investment opportunity. It's ideal for private use and can equally generate a good rental income with the possibility of a 2-year guaranteed rental scheme period.

- REF: VI-434

\* The feature(s) equipment(s) mentioned in this description are subject to verification and agreement between the vendors and buyers. - REF: VI-434

Nuevo: Sí  
Fabricado: 2021

## **Común**

Dormitorios: 5  
Baños: 6  
Pies cuadrados terminados: 297 m2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: VI-434

