



## Exceptionally Unique property with sea views plus Contemporary 130m2 Annex



### Information de l'agent

Nom:	Chestertons Portugal
Nom de compagnie:	
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property, Land lot, Other
Téléphone:	
Languages:	English, French, Portuguese, Spanish
Site web:	<a href="http://www.chestertons-portugal.com">http://www.chestertons-portugal.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 2,995,000

#### Location

Pays:	Portugal
État/Région/Province:	Faro
Ville:	Lagos
Adresse:	Luz
Soumis:	02/11/2023

#### Description:

Exceptionally unique single storey property with stunning views over the Atlantic Ocean and famous Black Rock of Praia da Luz.

Ideally situated in one of the most sought after oldest residential areas in the very centre of the village of Praia da Luz, but offers both privacy and tranquillity, yet still only a 5 10 minute walk to the village amenities and beach.

The property stands in approximately 1 acre of mature landscaped and lawned gardens, and is securely fenced and gated, it oozes charm and tradition within the main house, which was built by a reputable



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builder in the 70's and has had some refurbishment and extension over the years, with the contrast of the separate contemporary Asian Style 130m2 annex over two floors, designed some 10years ago by a local award winning architect, blending both the modern and traditional beautifully.

The main property has well proportioned rooms and bathrooms, overlooking the pool area, which is accessed through large sliding french windows and easily maintained garden, and for any golf enthusiasts has a golf garden area with a green and bunker. Irrigation is by the property's own borehole.

The accommodation on offer

Main House:

Spacious sitting dining room with fireplace  
cloakroom  
3 bedrooms all en suite  
Office  
Fully fitted modern kitchen  
Large outdoor south facing covered terrace,  
Pool and BBQ areas  
Outdoor drying area  
Garage

Annex Accommodation

FIRST FLOOR

1 bedroom open plan ensuite with veranda  
Shower room bathroom  
Outdoor terrace

GROUND FLOOR

Gym Sitting Dining room  
Bathroom  
Double Car Garage  
Laundry Area  
Storage

The Annexe is stylish and modern in every way , from the wood flooring throughout, the large filmed windows, modern open plan bathroom bedroom area on the first floor, with its own private south facing terrace towards the sea. and at ground floor level a gym yoga room that could also become a sitting dining room with storage and bathroom, overlooking the Japanese style garden, there is also a large garage and workshop area, together with a laundry area.

This property also benefits from: calcada driveway and parking area, Mains services, security shutters, alarm, video entry system, electric gate, Internet, borehole , air-conditioning, irrigation, partially double



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glazed, gas water heating,

Ideal property for someone wanting to create a rental income business from renting the annex or vice versa, whilst living in the annex and renting the villa.

Alternatively with the plot as large as it is, there may be a possibility of using the land to develop a second property, making this a great investment opportunity.

The property would also be a super family home or holiday rental investment property, and is close to all the amenities in the area: Lagos the old city of west algarve just 10minutes away by car with its International Marina, 5 golf courses all in close proximity, the surfers paradise of the Costa Sao Vincente some 30minutes away and all the lovely beaches surrounding Praia da Luz and Lagos a short distance. Faro International Airport just some 45minutes on the main A22 Algarve Motorway.

Viewing is by appointment only through our Head office in Praia da Luz, or by contacting one of the other offices in Lagos(2), Vale de Telha or Quinta da Lago

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Nouveau: Non  
Année: 1969

### **Commun**

Chambres: 3  
Salle de bains: 3  
Pied carré fini: 338,1 m<sup>2</sup>  
Dimensions du lot: 3529 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Information additionnelle**

Virtual tour URL: <https://tour.giraffe360.com/21aa22d47ce445c8bf81f33c2a3a0406/>



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<https://www.imlix.com/fr/>

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**Contact information**

IMLIX ID:

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