



## SEMI-DETACHED HOUSE WITH HUGE GARAGE (35 sqm)



### Ügynök információ

|                      |                                                                                       |
|----------------------|---------------------------------------------------------------------------------------|
| Név:                 | Champion Capacity                                                                     |
| Cégnév:              |                                                                                       |
| Ország:              | Portugal                                                                              |
| Experience since:    |                                                                                       |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                                                  |
| Specialties:         |                                                                                       |
| Property Type:       | Apartments                                                                            |
| Telefon:             |                                                                                       |
| Languages:           | English, Portuguese                                                                   |
| Weboldal:            | <a href="https://www.falesiainmobiliaria.com">https://www.falesiainmobiliaria.com</a> |

### Hirdetés részletei

|           |               |
|-----------|---------------|
| Ingatlan: | Eladó         |
| Ár:       | USD 538,209.2 |

### Elhelyezkedés

|                        |                           |
|------------------------|---------------------------|
| Ország:                | Portugal                  |
| Állam/Régió/Tartomány: | Faro                      |
| Város:                 | Albufeira                 |
| Cím:                   | Albufeira e Olhos de Água |
| Feladta:               | 2026. 09. 30.             |
| Leírás:                |                           |

### SEMI-DETACHED HOUSE WITH HUGE GARAGE (35 m<sup>2</sup>)

The standout feature of this villa is its huge private garage, which benefits from natural light, an automatic gate and ample space; it could be partitioned off and used as an extra bedroom, a gym, a games room or a cinema room, etc.

The villa is fitted with solar panels for water heating, air conditioning, electric blinds, double glazing and pre-installation for a barbecue.

**IMPORTANT NOTE:** The energy rating does not reflect reality, as the technical data sheet for the house was not provided when the Energy Certificate was issued, nor was information about the existence of solar panels for water heating, and at the time it was without a boiler.

The house currently has the potential to have Category A or B.

On the ground floor:

Private access to the garage, access to the 1st floor, service bathroom with shower stall, living room, kitchen, pantry, and balcony.

On the 1st floor:

Large hallway leading to bedrooms and bathroom, where there is a sofa bed that can accommodate last-minute guests, huge bathroom with window, two bedrooms with built-in wardrobes, and a balcony shared



by both bedrooms.

In the basement:

The huge garage with natural light and private access to the house.

The Patã Village condominium is located halfway between Albufeira and Vilamoura, just 10 minutes from the Vilamoura International School and golf courses, with excellent access, public transport at the door, and a mini market about 100 meters away.

It is a gated community with a communal swimming pool and garden, guaranteeing more security and exclusivity.

## General Details:

Condominium (monthly): \_\_

IMI (annual): 392,49

Town house Area: 106,80 sqm

Terrace Area: 15,92 sqm

Storage Room Area: 2,40 sqm

Garage Area: 35 sqm

Private Gross Area: 106,80 sqm

Dependent Gross Area: 81,85 sqm

Those who entrust us with the sale of their properties in the Olhos de Água and Albufeira areas have the best results.

When it comes to selling, owners with the opportunity to have access to the best tools, the best knowledge of the market and the extensive commercial experience are the ones able to achieve their goals.

Contact me and learn how to have the best results in the sale of your property!

Pedro Gonçalves

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Falésia Imobiliária®

- REF: PG94

Built: 2010

## Gyakori

Hálósobák: 2

Fürdőszobák: 2

Kész négyzetméter: 106,8 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: PG94



# IMLIX

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

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