



## 2+1 bedroom villa with garage 5 min. of Ferragudo Beaches



### Agent Info

Naam:	Bruno Pimentel
Bedrijfsnaam:	BP ALGARVE REALTY
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	Portuguese
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 540,093.82

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Faro
Plaats:	Lagoa
Geplaatst:	08-04-2025
Omschrijving:	

House T2 | 2 Suites | Office | Box garage | Patio | Schools | Hypermarkets | Parchal - Bela Vista |

Exclusive 2 bedroom villa with quality finishes and materials with east and west solar orientation located in an urbanization with great appreciation 5 minutes from the fishing village and its beaches in Ferragudo, 10 minutes from the magnificent golf courses, daily services such as schools, hypermarkets, restaurants, hospitals, playgrounds, among others of relevance.

This property consists of:

Ground floor we find a hall with full bathroom, office and interior access to the garage closed in box. Following we find a large open-space living and dining room with a fully equipped modern kitchen, from this we have access through large double glazed doors to the laundry and barbecue area with covered terrace and large patio, with a second entrance on the side of the villa.

Floor 1 with access through an imposing staircase with floating concrete steps, we find two en-suite bedrooms. One suite with built-in wardrobe, the other suite with built-in wardrobe and private balcony.

Comfort finishes such as:



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- Video intercom system
  - Thermal and acoustic insulation,
  - ARTEBEL Thermal Block Construction,
  - Capoto - ETICS - Exterior cladding of the entire villa
  - Premium frames with double glazing,
  - Electric shutters,
  - Heating of the DHW with ARISTON NUOS EVO A+ heat pump with the use of hot water for the dishwashers and washing machines,
  - Home automation system where interior and exterior lighting, heating cooling, security cameras, oscillation and temperature sensors can be controlled,
  - Air conditioning in all rooms with WiFi remote controller,
  - False ceiling throughout the house with lighting in recessed LED strip profiles,
  - TEKA brand appliances,  
(induction hob, oven, microwave, fridge freezer, extractor hood and dishwasher)
  - Automatic entrance gate,
  - Automatic garage door.

Don't miss this business to invest for your permanent home or to monetize.  
Book your visit now, make your proposal and we will close the deal!

We carry out online visits to properties in real time through video call (WhatsApp Messenger) and or videoconference (Skype Zoom).

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Nieuw:	Ja
Gebouwd:	2025

### **Algemeen**

Slaapkamers:	2
Badkamers:	3
Afgewerkte vierkante meter:	90,35 m <sup>2</sup>
Lot Afmeting:	144 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	BP070425
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# IMLIX

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