



## 2+2 bedroom villa with panoramic countryside views near Loulé



### Agent Info

Naam:	Algarve Property Lda
Bedrijfsnaam:	
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://www.algarveproperty.com">https://www.algarveproperty.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 821,324.32

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Faro
Plaats:	Loule
Adres:	Loulé (São Sebastião)
Geplaatst:	02-02-2026

### Omschrijving:

Excellent bi-family house for sale in Loulé, located in São Clemente, just 3 km from the city centre, in a quiet area surrounded by nature.

With two fully independent entrances, this property is ideal for private living, two families, investment, or a commercial project, offering a rare level of flexibility in today's market.

Ground Floor with Commercial License.

The ground floor benefits from a commercial license and can be used as a restaurant, shop, studio, or other type of business.

It is currently adapted for residential use and comprises:

- Open-plan area of approx. 90 m<sup>2</sup> (kitchen + living and dining area)
- 2 good-sized bedrooms (with removable partitions)
- 1 functional bathroom

This floor can be easily reconfigured depending on the intended project.



## First Floor Main Residence (T2)

With independent access, the first floor corresponds to the main residence and includes:

- Entrance hall
- Fully equipped kitchen with excellent natural light
- Spacious living room with closed fireplace
- 2 bedrooms with built-in wardrobes, one en suite
- Shared bathroom
- Very large terrace, ideal for leisure or outdoor dining, with open countryside views

Comfort is ensured through air conditioning, fireplace and good natural ventilation.

## Exterior and Plot

- Set on a fully fenced plot of approximately 2,500 m<sup>2</sup>, the property offers:
- Large parking area
- 2 access gates (one electric)
- Garden area with fruit trees
- Multifunctional annex
- Solar thermal system (200 L)
- Private borehole
- Septic tank

Possibility of connection to the public water and sewage network.

## Key Highlights

- Bi-family house
- T2+2 with independent entrances
- Commercial license
- Ideal for investment or business
- Quiet location close to the city
- Excellent potential for appreciation

A unique opportunity for those seeking a versatile property in Loulé, ready to move in and with strong profitability potential.

Book your visit now and discover your next home in the heart of the Algarve.

AlgarveProperty.com AMI: 2196 T.: +351 289 310 - REF: V268837F

Nieuw: Nee

## **Algemeen**



Slaapkamers: 4  
Badkamers: 3  
Afgewerkte vierkante meter: 233 m<sup>2</sup>  
Lot Afmeting: 2646 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Virtual tour URL: <https://view.ricoh360.com/37d4da5d-b89d-4d6b-b507-60bc61d66033>

## **Contact information**

IMLIX ID: V268837F

