



## listing



### Информация об агенте

Название:	Jeroen R.M. Kramer
Название компании:	Algarvacation.com Real Estate Ltd
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+351 (282) 313-139
Languages:	Portuguese
Веб-сайт:	<a href="http://algarvacation.com">http://algarvacation.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,135,189.14

### Местоположение

Страна:	Португалия
Добавлено:	20.05.2026
Описание:	

Welcome to Casa Arnella, a beautifully maintained, move-in ready villa located in the quiet and highly desirable neighbourhood of Areias dos Moinhos, just a 15-minute walk from both the beach and the vibrant centre of Carvoeiro. This charming home offers stunning sea views, a large mature garden, and a perfect blend of comfort, character, and Mediterranean elegance. Ideal as a permanent residence, luxury holiday home, or investment property with excellent rental potential.

#### Property highlights:

3 spacious bedrooms with built-in wardrobes

2 modern, fully renovated bathrooms

Sea views from the rooftop terrace, dining room, and living room

Expansive, mature garden offering exceptional privacy

Multiple terraces and an elevated swimming pool

Impeccably maintained and fully move-in ready



134 m2 gross living area on a 1,026 m2 plot

Exceptionally peaceful and secure location

Bedrooms & bathrooms:

Casa Arnella features three generously sized bedrooms, two of which open directly onto the terrace and pool area. The master bedroom has a stylish en-suite bathroom, while the other two share a second, fully renovated bathroom, both practical and beautifully finished. The layout is ideal for both private use and holiday rentals.

Living room & kitchen:

The bright and welcoming living room includes a wood-burning stove and sliding doors leading to the terrace, with gorgeous sea and pool views, perfect for year-round enjoyment. The separate kitchen, overlooking the garden, is fully equipped with a gas hob, Bosch oven, and dishwasher. It connects seamlessly with the dining area, creating a functional and sociable cooking space. Behind the kitchen are three utility/storage rooms, including laundry space and tool storage. From here, a staircase leads up to the rooftop terrace, offering panoramic sea views.

Outdoor living & garden:

Casa Arnella truly embraces outdoor living. The lovingly maintained garden includes:

Several shaded and sunny terraces

A large wooden gazebo with an integrated cabin, currently used as a hobby room, perfect for morning coffee or evening drinks

A tranquil reading spot beneath a mature tree

A swimming pool with sun terrace, surrounded by mature planting for maximum privacy

Additional garden features:

Panoramic sea views from the rooftop terrace

Irrigation and water purification systems

Emergency water supply system in case of mains failure

Rich planting including Bougainvillea, fruit trees (apricot, lemon, orange, pomegranate, loquat, plum), a 40-year-old mulberry, as well as spruce, cypress, and palm trees

Two glazed garden cabins



Paved (calçada) and gravel pathways

Fully fenced plot with automatic entrance gate

Spacious driveway for multiple vehicles

Comfort & amenities:

Air conditioning in all bedrooms and the living room

Electric wafer heaters throughout

70-litre solar water heater on the rooftop

Satellite dish and receivers in the living room and two bedrooms

Fibre high-speed internet

Double glazing and aluminium window frames throughout

Aluminium shutters on all exterior doors

Garden shed and pool house for additional storage

Professional garden and pool maintenance

Investment potential:

Casa Arnella holds a habitation licence that permits the addition of an upper floor, offering the potential for even more breathtaking ocean and panoramic views, a valuable opportunity for investors or homeowners looking to expand.

Renovations & upgrades:

Recent Improvements (last 4 years): complete renovation of both bathrooms, kitchen modernisation, all-new plumbing throughout the property and replacement of the solar water heater.

Previous upgrades:

Swimming pool renovation with new tiles and integrated lighting, new air conditioning units in the bedrooms and installation of alternative water supply system.

--> This villa is in excellent condition, having been carefully updated and lovingly maintained, ready for immediate enjoyment.



## Prime location:

Located in a safe, international, and friendly neighbourhood, Casa Arnella offers both peace and easy access to local amenities. Within a 10-minute walk you'll find, supermarkets, shops, and restaurants and medical facilities. Within a 10-minute drive you'll find golf courses (Gramacho, Vale da Pinta), tennis clubs, international and Portuguese schools. Faro Airport is just 40 minutes away, while Lisbon is reachable in 2.5 hours by car.

## Summary:

Set on a generous plot in the highly sought-after Areias dos Moinhos area, Casa Arnella is a stylish, well-maintained villa with sea views, a mature garden, and exceptional privacy. Whether you're looking for a full-time residence, a luxury holiday retreat, or a sound rental investment, this property offers the very best of the Algarve, all within walking distance of the picturesque village of Carvoeiro.

Casa Arnella is offered exclusively through Fado Real Estate. As local experts in Areias dos Moinhos, we know this area intimately and recently sold a similar property on the same street. Would you like to experience Casa Arnella for yourself? Contact us today to arrange a private viewing, we would be delighted to show you all this remarkable villa has to offer.

## Amenities

- Air conditioning
- BBQ
- Cable TV
- Electric gates
- Fence
- Fitted kitchen
- Fruit trees
- Garage
- Garden
- Heating
- Irrigation system
- Landscaped garden
- Satellite TV
- Solar
- Terrace
- Garden house
- Solar
- Watersystem
- Utility room
- A/C
- A/C

Last Updated: 11:29 AM - Wednesday, May 27, 2026



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Состояние: Excellent

## Общие

Спальни: 3  
Ванные комнаты: 2  
Готовые кв.м.: 134 кв м  
Площадь участка: 1026 кв м

## Room details

Total rooms: 5

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.476.982

