



## Guia - Villa



**6**  
Bedrooms
 **7**  
Bathrooms
 **425,2**  
Area (m²)
 **31720**  
Land Area (m²)
 **Swimming Pool**

**1 745 000 €**  
(EUR €)

## Large 6 (4+2) bedroom villa within walking distance to amenities, golf course and beach

Welcome to this special property, nestled within an entirely walled and fenced plot. The villa is cocooned by lush, mature gardens which add extra privacy.

This 6-bedroom villa, built in 1998, underwent a complete transformation in recent years.

On the ground floor, you will find a sprawling 120m² open-plan area – a seamless blend of living and dining spaces that effortlessly connect to the inviting terraces. Beyond the dining area, is a separate entertainment room, providing an ideal haven for the younger members of the household. There is also an adjacent guest WC.



**Jessica**

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The fully equipped kitchen boasts modern amenities such as a wine cooler, built-in fridge freezer, dishwasher, oven, microwave, and a harmonious blend of 2 ceramic hobs and 2 gas burners. A double sink and pantry with two full-height fridges and a washing machine ensure functionality.

Continuing on this floor, you'll discover two twin bedrooms, each with an ensuite shower, toilet, and washbasin, as well as a wheelchair-friendly bedroom complete with an ensuite wet room featuring a shower, toilet, and bidet. Outside, the covered terraces present a spacious relaxation area, a charming dining space, and an outdoor kitchen equipped with a charcoal barbecue and two gas barbecues.

Upstairs, on the first floor, you will find the master bedroom that takes center stage. Its generous proportions are matched by a lavish ensuite shower room and an expansive private terrace that offers nice views of the pool and garden area. Additionally, two twin bedrooms each flaunt their own private terraces, while a shared family shower room with twin wash basins ensures comfort for all.

The property boasts a host of special features, including wheelchair-friendly accessibility, electric gates, and ample parking space within the premises. The integration of a Sonos music system, a wood-burning stove, air conditioning throughout, and double-glazed windows ensure a convenient lifestyle.

The outdoor area is nothing short of a little paradise, centered around a 12 x 6m main heated swimming pool that seamlessly flows into a kiddy pool, creating a combined length of 16m. Vast terraced spaces surround the pool.

As for the location, you couldn't be better served: a mere 5 minutes' stroll will take you to the renowned Salgados golf course and the wonderful Salgados sandy beach, while supermarkets, cafes, shops, and restaurants are conveniently within reach. For those with an appreciation for birdwatching, the Salgados lagoon promises a delightful experience, accompanied by a charming boardwalk.

With only a 10-minute drive separating you from the bustling Albufeira marina and city center, as well as the expansive Algarve Shopping center, you're truly at the heart of convenience. And for horse lovers, the Quinta da Saudade equestrian center, just a short drive away, offers the enchanting world of horse riding.

This property has a fantastic proven record of rental history.

Contact us today to schedule a visit!



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Laundry
- Storage / utility room
- Double glazing
- Pantry
- Quiet Location
- Parking space
- Sealed land area
- Solar orientation: South
- Balcony
- Washing machine
- Air conditioning
- Wood burner
- Pool
- Garden
- Built year: 1998
- Drive way
- Views: Countryside views
- Automatic irrigation
- Walking distance to beach
- Central location
- Barbecue
- Energetic certification: C
- Mains water
- Rental licence



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