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# Conceição e Estoi 1,150,000 €

## Ref: SVP2302

Charming hillside villa near Estoi with stunning sea views, versatile layout, option to be one big family home or 2 separate villas with endless potential for a true Algarve lifestyle.

255sm | 14057sm | 4 | 4 | YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

**www.divine-home.pt | info@divine-home.pt**

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Discover this versatile property situated in a peaceful hillside location, close to the picturesque village of Estoi. With stunning views stretching all the way to the sea, this property combines traditional charm with modern comforts, creating the perfect retreat. The tranquil setting provides a sense of privacy while keeping you close to local amenities and nature.

This property offers the possibility of a large family home or 2 smaller villas. The original section of the house offers a lounge and a semi open plan kitchen, which opens onto the pool terrace. This wing also includes a laundry room, a generous bedroom and a family bathroom. Upstairs you will find 2 bedrooms with en suite bathrooms and access to terraces. From the downstairs you are lead to the eastern wing, where a spacious living room awaits you, of the house adds more space, with a bedroom with en suite bathroom, a second living room with high ceilings and a stylish kitchenette, all with access to a sunny terrace.

Annex
The separate Guest House offers two bedrooms, two bathrooms and an open-plan living room with kitchenette, perfect for providing self-contained accommodation for friends and family.

Exterior
The fully fenced property offers natural landscaping with trees and plenty of room for future projects. A secure, automatic gate leads to well-defined areas for spacious parking fit for several vehicles. Stone walls and stairs design other areas ready for your creative touch and a nice size storage shed offers support.

Main features:
- Sea and countryside views
- Potential to divide the house into two independent ones
- Independent annex with two bedrooms
- Partial air conditioning and underfloor heating
- Two log burners
- Photovoltaic solar system
- Private borehole for water supply
- Fully fenced with electric gate
- Rainwater collection and storage system

About the area:
Estoi is a charming village known for its historic landmarks, such as the Estoi Palace and ancient Roman ruins. Its central location offers easy access to Faro and other nearby locations, such as São Brás de Alportel or Olhão.

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## General details

- Year of construction: 2000
- Type: Detached
- View: Sea views, Countryside views
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Borehole, Cisterna
- Sewerage: Septic tank

## Interior details

- Heating : Under floor heating (electric), Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Kitchen: Fully fitted , Access to terrace
- Bathroom(s): Shower, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Sliding doors, Mosquito nets
- Other areas: Storage / utility room, Annex
- Lay-out: First floor
- Energy certificate: C

## Exterior details

- Pool: Chlorine, Private, Pool shower
- Pool size: 9x4
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- View: Seaview, Countryside views
- Sewerage: Septic tank
- Water: Cistern, Private borehole
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 15KM
- Ownership: Private ownership (On-shore)