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# Albufeira e Olhos de Água 435,000 €

## Ref: SV2205A

This generous 3-bedroom, 3-bathroom townhouse is ideally situated in the vibrant old city center of Albufeira. The property offers a well-thought-out layout with a bedroom conveniently located on the ground floor, perfect for guests or those seeking easy accessibility.

167sm | 20sm | 3 | 3 | NO

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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

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The spacious interior includes a bright and airy living area, with ample room for relaxation and entertaining. The kitchen is equipped to meet all your culinary needs.

Step outside to your private garden, a tranquil retreat for enjoying the outdoors or hosting gatherings. The basement presents exciting potential for a studio apartment, with direct access to the garden, allowing for flexible use whether as a guest suite or a creative workspace.

Additional features include two dedicated parking spaces and remarkably low condominium fees of just €15 per month. This townhouse combines comfort, versatility, and a prime location, offering a unique opportunity in Albufeira's sought-after area.

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## General details

- Year of construction: 2003
- Type: Attached
- View: Sea views, Countryside views, City view, Village view, Urbanization view, Garden view
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (gas)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Hob (gas)
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Sliding doors, Fibre optics
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: D

## Exterior details

- Outside area: Private garden, Terrace / balcony
- Parking: Carport
- View: Seaview, Countryside views, Mountain views, City view, Village view, Urbanization view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. walking
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 15 min. walking
- Airport: 45KM
- Ownership: Private ownership (On-shore)