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Loulé, São Sebastião 395,000 €

Ref: SVP2352

Quinta with annex and a ruin for sale, with superb countryside views, nestled in the picturesque Loule - Algarve countryside, this villa is located near the towns of Loule and Boliqueime, both located 10 km away. Renovated quinta-style property of a villa and annex, then also attached is an urban ruin, where you can build a second home, where the possibilities are endless. Perfect tranquil retreat and great investment opportunity.

95sm | 1931sm | 2 | 2 | YES

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

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Nestled in the picturesque Algarvian countryside of Loule, located 10 Km from both Loule and Boliquelime city centers. This quinta was beautifully restored in 2024 into a quint-style home with an annex. It boasts high ceilings and modern-day living and has been renovated with that Portuguese character.

OUTSIDE:
Spanning a total area of 1,931 m² this private property has electric gates, parking spaces for 5 cars and incredible landscaped countryside views. The garden is low-maintenance. The swimming pool is to a good size. The pool area has been well thought out with a shaded part. There is a traditional bread oven being used as a feature, has an outside shed ideal for storage, and the plot has a lime and lemon tree.

KEY FEATURES:

- Private villa, yet you have neighbours nearby
- Superb countryside views
- Electric gates, outside wooden shed, traditional bread oven
- Plenty of parking
- Swimming pool
- Easy-to-maintain garden
- 1-bed villa with a 1-bed attached annex; Quinta style property
- Renovated; new roof, new kitchen and new bathrooms
- Air conditioning
- log burner fire place
- Sold fully furnished
- Urban ruin attached - offering endless possibilities of renovation projects; e.g B&B, Large family home etc
- villa 95 m² and the plot 1,125 m²
- Ruin of m²192 m² (Can be increased with submitting a new project) on a plot 806 m²
- Property being supplied via water cisterna

QUINTA
The main house 'Quinta' combines Portuguese character with practical modern living. It features:
A large, bright living room with air conditioning and a log burner fire place. Doors opening outside to a shaded patio sitting area.
A renovated kitchen is fully equipped, with a charming beamed ceiling and a storage attic room for added convenience.
With the 1 bedroom to a good size and wonderful countryside views, the renovated bathroom is equipped with a shower.

THE ANNEX
The guest annex offers privacy and comfort with plenty of space for storage, the high ceilings and charming wooden beams give added character. There is plumbing already installed, ready to create a kitchenette if needed. The bedroom is this room which has an ensuite again to a good size, with a large walk-in shower, well renovated to high standards.

SUBSTAINABILITY AND UTILITIES
A full new roof was installed in the last 4 years.
Equipped property for all-year living.
Air conditioning
Built-in gutter system to the cisterna.
Rainwater collection with a cistern with a filtration system,
Septic tank.
Electric boiler.
Low running costs.

DEVELOPMENT POTENTIAL
Additional construction is possible. The Quinta with annex has an attached ruin. This Ruin is classed as URBAN, which means you can submit a project on this urban ruin to build a second home. Ideal for someone looking to build a family home or build a second quinta for rental income such as B&B rentals.

LOCATION

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General details

- Year of construction: pre 1951 reno.2024
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden
- Heating
- Water: Cisterna
- Sewerage: Septic tank

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Furniture: Furniture included
- Bathroom(s): Shower
- Other areas: Storage / utility room, Annex
- Energy certificate: C

Exterior details

- Garden
- Pool: Private
- Pool size: 5x4
- Outside area: Fenced/walled terrain, Electric gate
- View: Countryside views
- Sewerage: Septic tank
- Water: Cistern
- Other areas: Annex(es)
- Beach: 30 min. by car
- Golf course: 15 min. by car
- Supermarket: 10 min. by car
- Restaurant: 10 min. by car
- Health centre: 10 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)