



## Santa Bárbara de Nexe - Villa



|          |           |           |                |        |               |                               |
|----------|-----------|-----------|----------------|--------|---------------|-------------------------------|
| 7        | 5         | 612       | 1300           | Garage | Swimming Pool | <b>1 400 000 €</b><br>(EUR €) |
| Bedrooms | Bathrooms | Area (m²) | Land Area (m²) |        |               |                               |

### Panoramic views of the sea, in a beautiful South facing plot in Santa Barbara de Nexe

This is a magnificent south-facing villa with traditional features, enjoying a spectacular view of the coast in perfect peace and tranquillity.

Located a short 15 km from the beach, 2 km from the Mar Shopping Mall and 1 km from the centre of Santa Bárbara de Nexe, a choice location for residential living and family holidays.

There's a calcada driveway leading to the garage at the rear of the villa, as well as a gated footpath leading to the main entrance which opens onto a beautiful two-level landing. On the first floor, there are currently five bedrooms with 2 en-suite. One bedroom has a spiral staircase leading to another open area with a shower, this area could be combined into one large bedroom or designed as per the new owner's wishes. Two further bathrooms furnish the remaining bedrooms

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



All rooms have access to terraces, and the south-facing rooms share a large terrace with a view of the countryside and sea.

A spacious living and dining room with a fireplace and a snooker table are located on the ground floor enjoying lots of natural light and access to the pool area and BBQ. There is a further suite on the ground level and another bedroom which is currently used as an independent annex with its own entrance. The large fitted kitchen is aptly flanked with a large pantry and utility room and leads out to the garden area and BBQ.

Running along the rear of the house facing the coast is a spectacular covered terrace area. The 10m x 5m pool is surrounded by ample space, perfect for relaxing on the sun loungers, and a lawn area behind various fruit trees really makes the area complete.

A double garage is located to the side of the property.

An excellent property that really must be seen to be truly appreciated.

## Property Features

- Air conditioning
- Walk-in wardrobe
- Pool
- Built year: 2003
- Views: Sea views, Countryside views
- Security alarm
- Terrace
- Garage
- Solar orientation: South
- Equipped kitchen
- Garden
- Proximity: Golf course, Shopping, Restaurants, Open field, Public Transport
- Floors: 3
- Double glazing
- Pantry
- Barbecue
- Energetic certification: C

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