APA_2307
Reference

Scan the QR code to view the property

Almancil - Semi-detached









3	2	193		
Bedrooms	Bathrooms	Area (m²)	Garage	Swimming Pool

465 000 €
(EUR €)

3 bedroom townhouse near Quinta do Lago

Located on the end of a small condominium of 5 linked properties. Walking distance from a popular local restaurant and only a short drive to Quinta do Lago and Almancil center. This traditional townhouse has been transformed by a minimalist, modern refurbishment into a modern, open plan space welcoming natural light and a gentle flow throughout the property.

The new kitchen, complete with Bosche and Siemens appliances, is now twice the size of the original area. Enjoying natural light from south facing windows and finished with a 7cm poured concrete work surface coated with micro cement. Open access between the kitchen and dining area is a comfortable transition of well defined spaces which extends to a large living area enhanced by Apex mood lighting system fully operational by mobile app. Patio doors open a newly resurfaced terrace which provides a private outside area to enjoy the warm evenings. Steps lead down from the terrace to 2 doors, one giving access the condominium garden and large pool, the other to the lower ground

T +351 289 313 325 [1] · T +44 800 015 9997 · E info@irgproperty.com
Estrada Quinta do Lago, Almancil, 8135-160
AMI 8687
[1] (Call to national fixed network) | [2] (Call to national mobile network)

POWERED BY casafaricrm.com

floor which currently provides parking, 3 divisions and additional large area ready to converted in to a space to support your life style whether that is office space, gym, cinema room or simply additional parking and storage.

The 1st floor reflects the interior design of the ground floor with optimum use of light and space. All 3 bedrooms are located on this floor with one bedroom benefiting from an en-suite bathroom, and the other 2 sharing the 2nd bathroom. A small service terrace offers more outside space and houses the air conditioner compressors.

All doors and windows on the ground and first floor are double glazed, with sach chord shutters. A 300L solar powered water tank provides ample hot water however this system will automatically swop to mains electric if necessary. Exterior walls have been rendered to provide increased thermal insulation reflected in the B- EC rating.

Property Features

- Air conditioning
- Garden
- Built year: 2002
- Private condominium
- Basement
- Views: Countryside views
- Main drainage
- Quiet Location
- Barbecue
- Central location
- Mains water
- Solar orientation: South
- Heating
- Pool
- Floors: 3
- Solar system
- Storage / utility room
- Double glazing
- Solar heating
- Internet connection available
- Garage
- Closed fireplace
- Energetic certification: B-
- Renovation year: 2016