

## Santa Bárbara de Nexe - Villa



7	9	1120	8650	Garage	Swimming Pool	<b>7 950 000 €</b> (EUR €)
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )			

### Majestic country manor with 7 Bedroom, 9 Bathroom villa situated in the foothills of Santa Bárbara de Nexe

This luxury, country estate, beautiful in design nestles comfortably in the foothills of Santa Bárbara de Nexe, surrounded by beautifully landscaped gardens, a small lake and extensive countryside views. With a total build area of 1,100m<sup>2</sup> this cleverly designed property ensures every room feels inviting and comfortable. With numerous areas spacious enough to entertain family and friends yet small enough to be intimate and friendly. The timeless architecture projects opulence and quality now as easily as it will in many future years to come.

The main villa, completed in 2011, comprises of entrance hall, drawing room, formal dining room that opens on to a large south facing terrace with covered outside dining and relaxation areas. An office/library and two American, solid walnut, Loxley kitchens complete with Sub Zero and Miele

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Estrada Quinta do Lago, Almancil, 8135-160  
AMI 8687

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

appliances facilitate easy dining on both the ground floor and lower ground floor levels, where a full size pizza oven and wine room flank a very comfortable lounge/TV room with patio doors to a south facing terrace. The first of 2 well equipped laundry rooms is also found on this lower level providing service for 3 bedrooms, 2 bedroom suites on the ground floor and first floor master suite. The full majesty of the quinta is appreciated on this level with far reaching views across c.720,000m<sup>2</sup> landscaped plot complete with 2 tier pond feature and tennis court. This beautiful master suite is the epitome of comfort with his and her dressing rooms, steam room, relaxation area, bedroom with en-suite bathroom and private external staircase to the patio and gardens.

The spacious one bedroom Gate House with additional studio apartment, gymnasium and 4 car garage was completed in 2014.

In addition, the property offers;

3 automatic entrance gates to the property serving the main house, gate house and service drive to a rear garage.

Informal living areas create great individual spaces for family members and guests to enjoy at their leisure.

Cinema room

Full sized permeable tennis court constructed on a compact sand base, with pavilion providing shower room, bathroom and changing facilities.

Underfloor heating and cooling system present throughout the villa cools by 10°C. Pre-installation for air conditioning is in place if this is your preferred system however currently only used in the Gate House.

In addition to the AMX intelligent home system and Lutron lighting, a Lutron sound system with Bose speakers is installed both inside and out creating the perfect atmosphere wherever you are.

Feature brick cove ceilings

Central vacuum system.

14m x 4m Infinitely heated pool and adjacent 14m x 1.5m lap pool.

Covered relaxation and dining areas are strategically placed offering each occupant ultimate levels of tranquillity and privacy.

Ownership: Offshore Malta. Will consider transfer to onshore.

10 minutes east of the market town of Loulé, 15 minutes drive from the luxury resorts of Quinta do Lago and Vale de Lobo and Faro international airport.

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2413

Reference

Scan the QR code to view the property

## Property Features

- Under floor heating
- Central vacuum system
- Air conditioning pre installation
- Borehole
- Tennis Court
- Built year: 2011 & 2014
- Drive way
- Views: Countryside views, Mountain views, Garden view, Pool view
- Self contained apartment
- Video entry system
- Guest cottage
- Quiet Location
- Garage
- Walled land area
- Solar orientation: South
- Equipped kitchen
- Walk-in wardrobe
- Automatic irrigation
- Septic tank
- Pool
- Floors: 3
- Storage / utility room
- Double glazing
- Electric garage gate
- Laundry
- Electric gates
- Gym
- Closed fireplace
- Energetic certification: B

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