

COUNTRYSIDE | Beautiful T3 Villa at Marmelete for Sale - Monchique

995,000 €

Property Details

Reference:	1114
Bedrooms :	3
Bathrooms :	2
Size of plot :	10200
Gross Construction Area:	240
Construction year :	2019
Energy Efficiency :	A
Condonium:	-

Property Features

Air Conditioning	Fenced	Patio
AL Renting Licence Eligible	Field View	Private Garden
Alarm System	Fireplace	Salamander
Automatic Irrigation	Fitted Wardrobe	Secluded
Balcony	Front Porch	South-facing
BBQ	Fruit Trees	Storage
Borehole	Garden	Storage Room
Carport	Gym	Terrace
CCTV	Heating	Trees
Countryside	Kitchen Island	Unobstructed View
Double Glazing	Laundry	Well
Equipped Kitchen	Outdoor Kitchen	

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Property Description

The LiveAlgarve Realty Team showcases a modern Villa with orchard land and countryside views within the foothills of the Monchique mountains, close to the village of Marmelete in the West Algarve. This rural property balances contemporary architecture and landscape. Built in 2019, the house sits on approximately **10.200 m² of land**, where orchards, water sources and open countryside views shape the setting. The environment suggests a slower rhythm of life, yet access to the Algarve's coastal towns remains straightforward.

The design acknowledges the practicalities of year-round living in the Algarve. The result is a residence that suits permanent habitation, extended seasonal use, or a hybrid arrangement combining work and rural life.

A Modern House Designed for Landscape and Light

The residence offers around **240 m² of built area** and has a central open-plan living space. A hallway leads to the sitting room, where large French doors open onto a generous decked terrace. Your view extends across the surrounding valley, and the indoor space remains visually connected to the landscape.

A **wood-burning stove** anchors the living area, providing extra heat during cooler months in the Monchique hills. Adjacent to the living room, the **modern kitchen** features a central island and flows into a dining area.

A **laundry and mudroom** with built-in storage connects the interior to the carport, creating a functional entry point for daily routines.

Bedroom Wing with Direct Outdoor Access

A corridor from the living space leads to the private sleeping area. The layout separates social and resting zones, **2 double bedrooms with built-in wardrobes** open onto the terrace. A **family bathroom** designed for wheelchair access serves these rooms.

The **principal bedroom** includes an ensuite shower room and a spacious walk-in dressing room. French doors connect the suite to a private terrace, allowing outdoor use without crossing shared areas of the house.

Flexible Outbuilding for Multiple Uses

Beyond the main house stands a **separate outbuilding** divided into three principal spaces currently used as:

- Gym
- Workshop
- Technical room

An additional **tool storage room** supports maintenance of the land and orchards. The structure may also serve other uses as future needs arise, such as hobby space, studio work, or additional storage.

Land, Water Resources and Orchard Planting

The **10,200 m² plot** combines landscaped garden areas with productive land. Two orchards and a kitchen garden support small-scale cultivation, while the wider grounds contain a diverse selection of fruit trees, including:

- Guava
- Mango
- Grapefruit
- Lemon and lime
- Orange and Seville orange
- Fig
- Pomegranate
- Apricot

Palm and cypress trees punctuate the landscape. **100 metres**, introducing a natural boundary and seasonal water presence. In addition, the property benefits from a **well and a 200-metre borehole**, supported by a **1,000 m³ water storage tank** and a magnesium filtration system.

Outdoor Living and Garden Areas

The exterior areas are designed for everyday use. A **large covered south-facing terrace** extends from the house and incorporates:

- Outdoor kitchen
- Dining space
- Lounge seating areas
- Plumbing prepared for a future jacuzzi installation.

The **house garden is fully fenced**. Water taps and electric points are distributed across the grounds, allowing flexibility for gardening, irrigation or future landscaping.

Technical Specifications and Energy Efficiency

· Energy Rating: A

- Solar panels for hot water with electric backup
- Air conditioning and heating units (two in the living area and one in each bedroom)
- Electric shutters throughout the house
- Prepared installation for electric car charging

Security is also addressed. The property includes a **fully alarmed system with CCTV cameras**, an **electric entrance gate, a pedestrian gate, and a video entry system**.

Parking is available via a **carport and private driveway**, with two vehicular gates for access.

Location in the Western Algarve

The property is near **Marmelete**, a village in the municipality of **Monchique**, an area known for its mountainous landscape.

Distances from the property are approximately:

- **Monchique town centre:** about 21 km
- **Portimão:** about 22 km
- **Lagos:** about 28 km
- **Aljezur:** about 22 km
- **Praia de Alvor and Meia Praia beaches:** roughly 25–30 minutes by car
- **Faro International Airport:** around 1 hour and 15 minutes

Several **Algarve golf resorts** can be reached in a similar amount of time, particularly those around Portimão and Lagos.

Interested?

Contact our LiveAlgarve Realty Team for more details on this listing and to schedule your private viewing.