



**OPPORTUNITY | Renovated T1 Townhouse with Sea View at Salema for Sale - Vila do Bispo**

**319,000 €**

**Property Details**

Reference:	1123
Bedrooms :	1
Bathrooms :	2
Size of plot :	-
Gross Construction Area:	62
Construction year :	1978
Energy Efficiency :	NA
Condonium:	-

**Property Features**

Close to the Beach	Heating	South-facing
Close to the Golf Course	Inbuilt LED Spots	Storage
Close to the Town	Residential Area	Street Parking
Double Glazing	Satellite TV	Terrace
Equipped Kitchen	Sea View	

**Office : Lagos**

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## **Property Description**

Set within the coastal fabric of Salema, this recently renovated 1-bedroom townhouse presents a considered approach to small-scale living, prioritising material efficiency and everyday comfort. The property features a clean architectural logic that may appeal to buyers attentive to detail and to long-term usability.

### **Interior configuration**

Upon entering, one encounters 3 built-in storage units opposite the entrance. Their placement reflects an attempt to reconcile limited floor area with practical demands. Storage is treated as an integrated spatial component.

The living area adopts a flexible programme. A sofa that converts into a double bed allows the room to shift function depending on context, particularly relevant in a coastal setting where guest accommodation is often needed. Overhead, LED lighting is embedded in the ceiling, complemented by indirect illumination.

### **Material choices and technical features**

The kitchen has been updated with a granite worktop and new cabinetry. The installation of infrared heating panels, discreetly positioned behind wall-mounted artwork, introduces a less visible yet effective thermal system.

Acoustic and thermal performance have been addressed with rigour. Rubber door seals contribute to quieter operation and improved insulation, while 20 cm of glass wool in the ceiling may significantly moderate internal temperatures and external noise. Further technical provisions include wall-integrated drainage tubes for dehumidifiers.

### **Bedroom and bathroom considerations**

The bedroom maintains a relatively straightforward layout, yet the adjoining bathroom introduces an unusual element: a wall-mounted urinal with a cover. While this feature may not align with conventional residential expectations, it arguably reflects a pragmatic approach to functionality and maintenance.

### **Outdoor space and location**

The terrace extends the living space outward. Recently renovated, it offers seating and dining areas with open views of the beach and sea. The absence of visual obstructions contributes to a sense of continuity between the interior and the landscape.

Access to the beach is direct, about a three-minute walk. This proximity, while advantageous, should be understood within the rhythms of a coastal village, where fluctuations in tourism may influence the environment.

### **Additional infrastructure**

A satellite dish provides connectivity for two televisions, with access to a wide range of international channels. While this feature might be secondary for some, it reinforces the property's adaptability for longer stays or remote living. The property is not subject to condominium fees.

Furniture sold separately.

### **Interested?**

For further information on this listing, get in touch with our LiveAlgarve Realty Team and schedule your private viewing.