



OPPORTUNITY | Well-Located T4 Villa in Carvoeiro for Sale - Lagoa

1,399,000 €

Property Details

Reference:	1134
Bedrooms :	4
Bathrooms :	4
Size of plot :	2600
Gross Construction Area:	225
Construction year :	1988
Energy Efficiency :	D
Condomium:	-

Property Features

Air Conditioning	Fenced	Private Garden
Automatic Irrigation	Fiber Optic Internet	Private Pool
BBQ	Fireplace	Residential Area
Close to the Beach	Fitted Wardrobe	Sea View
Close to the Golf Course	Front Porch	Solar Water Heaters
Close to the Town	Garden	South-facing
Coast Property	Heating	Storage
Double Glazing	Laundry	Terrace
Electric Gates	Outdoor Kitchen	Trees
Equipped Kitchen	Pool	Unobstructed View

Office : Lagos

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Property Description

Positioned in the sought-after residential enclave of Vale do Milho, Carvoeiro, this south-facing villa sits on a generous 2,600 m² plot and enjoys uninterrupted panoramic **Sea Views** across the Algarve coastline. Set within one of the region's most established neighbourhoods, the property combines privacy, mature landscaping, and proximity to everyday amenities.

Built in 2008, the residence offers approximately 225 m² of living space and remains in good structural condition. While comfortably habitable today, it may also appeal to buyers seeking a renovation project with upside. Planning permission from the local municipality allows an additional 90 m² of construction, creating opportunities to reconfigure and expand the existing layout to meet modern lifestyle expectations.

Location is arguably one of the property's strongest attributes. The coastline is just moments away, while Carvoeiro's restaurants, cafés, and waterfront atmosphere are within minutes. Faro International Airport (FAO) is about 40 min by car, making year-round travel straightforward. Families may appreciate the 10-minute drive to the renowned Nobel International School Algarve, while Lisbon is accessible in around two hours via motorway.

Several of the Algarve's most respected golf destinations are located nearby, including Vale do Milho Golf and Gramacho Golf Course. The marina facilities of Portimão are approximately 15 min away, while the cultural centres of both Lagoa and Portimão are within easy reach.

Interior Layout

The villa follows a practical, highly functional layout centred on indoor and outdoor living. Three bedrooms are located on the main level, allowing comfortable single-floor living for owners and guests alike. A 4th bedroom is located on the upper floor, where elevated sea views create a particularly appealing private retreat.

The principal living spaces flow naturally between lounge, dining area, and kitchen. Large openings connect these interiors with terraces and outdoor entertainment zones, encouraging a lifestyle that extends beyond the house.

Several terraces surround the villa, each offering a different perspective of the gardens, pool area, and coastline. From sunrise to sunset, the changing light creates an atmosphere that many visitors associate with the authentic **Algarve experience**.

Outdoor Living

The grounds have been carefully developed to maximise privacy and usability. Mature landscaping frames the residence, while a newly installed automatic irrigation system simplifies maintenance.

A swimming pool forms the centrepiece of the exterior leisure areas. Adjacent to it, a spacious terrace offers ample room for sunbathing, dining, and relaxation. Two separate barbecue areas further enhance the property's entertainment credentials. One is positioned within a sheltered courtyard, while the second sits beside the pool.

A **private tennis court** offers additional recreational value, particularly for families or long-term residents. Practical considerations have not been overlooked either, with a dedicated summer house providing useful storage space for equipment and garden furniture.

Technical Features

Recent improvements include a new air conditioning system and solar water heating. These upgrades contribute to **energy efficiency** and year-round comfort. The property's solid construction remains evident throughout, providing a strong foundation for future enhancement.

Renovation Potential

Perhaps the most compelling aspect of this property lies in its potential. Estates with sea views, large plots, tennis courts, and proximity to Carvoeiro's coastline rarely become available with such scope for value creation.

A renovation budget of around €200,000 could substantially elevate the villa's market position. Buyers may modernise kitchens and bathrooms, add larger glazing to strengthen the visual connection with the sea, redesign exterior entertaining areas, and create a contemporary open-plan living environment while preserving the character of the original Portuguese architecture.

The result could be a highly desirable coastal residence that balances traditional **Algarve** charm with modern expectations. Equally, the property can already function as a comfortable holiday home from day one, allowing future improvements to be undertaken gradually.

Distances

- Vale do Milho Beach: approximately 1 km
- Praia de Carvoeiro: approximately 3 km
- Carvoeiro Centre: approximately 3 km
- Lagoa Centre: approximately 8 km
- Portimão Centre: approximately 15 km
- Portimão Marina: approximately 15 km
- Gramacho Golf Course: approximately 4 km
- Vale da Pinta Golf Course: approximately 5 km
- Faro International Airport: approximately 60 km (40 minutes)
- Lisbon: approximately 280 km (around 2 hours 30 minutes by motorway)

Conclusion

This is not merely a property purchase. It is an opportunity to acquire a substantial sea-view villa in one of Carvoeiro's most established residential settings, with the flexibility to enjoy it immediately or transform it into a highly individual coastal home for the years ahead.

Interested?

For more information or to arrange a viewing, please contact our LiveAlgarve Realty Team.