



LUXURY | Lavish T4+1 Villa at Espiche, Praia da Luz, for Sale - Lagos

1,495,000 €

Property Details

Reference:	1151
Bedrooms :	5
Bathrooms :	5
Size of plot :	6880
Gross Construction Area:	614
Construction year :	2003
Energy Efficiency :	A
Condomium:	-

Property Features

Air Conditioning	Electric Gates	Laundry
Alarm System	Equipped Kitchen	Office
Automatic Gates	Fenced	Photovoltaic System
Automatic Irrigation	Field View	Pool
Balcony	Fireplace	Private Garden
Bar	Fitted Wardrobe	Private Pool
Basement	Front Porch	Secluded
BBQ	Fruit Trees	Solar Panels
Borehole	Games Room	South-facing
Carport	Garden	Space for tennis courts
CCTV	Gym	Storage
Central Heating	Heat Pump	Storage Room
Close to the Beach	Heated Swimming Pool	Study Area
Close to the Golf Course	Heating	Sunroom
Close to the Town	Inbuilt LED Spots	Terrace
Countryside	Intercom	Trees
Coverable Pool	Kitchen Island	Whirlpool
Double Glazing	Kitchenette	

Office : Lagos

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Property Description

Our LiveAlgarve Realty Team presents a substantial 5-bedroom villa, set in the countryside of Espiche, close to **Praia da Luz**. It offers an unusual combination of scale, privacy, and proximity to the coast. The setting feels distinctly rural, yet the beaches, restaurants and everyday services of Luz are a short drive away. Espiche is just a few kilometres from Praia da Luz Village centre, while Lagos can be reached in 10 to 15 minutes by car.

The property occupies a **6,880 m² plot**, giving the house space and separation. Mature planting surrounds the villa, with established gardens, generous lawns, an orchard and a substantial heated swimming pool. This property derives much of its character from the land itself, with open countryside as the backdrop.

Layout

Inside, the house has a character of its own. Decorative stained glass introduces the entrance, while the main living level opens into a generous reception area combining sitting and dining spaces around a feature fireplace. The proportions allow the rooms to function comfortably for everyday family life and also accommodate larger gatherings.

The kitchen takes a contemporary approach, with extensive fitted units, a central island and space for informal dining. For someone who enjoys cooking, the layout is practical, keeping the preparation area connected to the main living environment.

Also on this level is a separate office, which could alternatively be used as a fifth bedroom depending on the household's requirements.

A distinctive feature lies to the side of the villa, where a second lounge opens directly onto an outdoor terrace. A separate kitchen, barbecue area, and traditional pizza oven support this part of the house, creating a self-contained setting for long lunches and evening meals outside. A guest cloakroom completes this level.

4 en suite bedrooms

A stone staircase leads to the first floor, where 4 spacious bedrooms are arranged, each with an en suite bathroom. The principal suite is particularly generous, incorporating a dressing area and a well-appointed private bathroom.

From here, a large terrace looks across the surrounding countryside. Its orientation and elevated position provide a pleasant place to start the day or spend an evening outdoors.

Lower level with considerable flexibility

The lower floor adds another dimension to the property. A further lounge, kitchen and bar area create a space that could be used for entertaining, informal gatherings or simply as a separate retreat from the main living areas.

There is an office, a dedicated gym area, and a large storage room that could serve as another workspace, studio, or hobby room.

This flexibility is one of the property's practical qualities. With several independent areas, the villa could accommodate a family, extended stays with guests or a combination of private and professional use.

Outdoor living and countryside surroundings

The exterior is as important as the house itself. A large, heated swimming pool occupies a central position within the gardens, surrounded by lawn and established vegetation. Beyond the immediate garden, the views extend towards the surrounding countryside, reinforcing the sense of openness created by the size of the plot.

An orchard adds another element to the ground and provides seasonal fruit, giving the property a distinctly Mediterranean character.

Energy efficiency has been considered. The villa benefits from a modern heat pump, a newly installed heating system and recently added photovoltaic panels. These installations may help reduce the property's energy requirements and improve its year-round usability.

Location

Espiche lies between countryside and coast. Praia da Luz is close enough for regular beach visits, and Lagos offers a broader selection of restaurants, shops, cultural attractions and its marina. Golf is well served, with several established courses within easy driving distance. Espiche Golf is nearby, while Boavista and Palmares provide two further options in the Lagos area.

Approximate distances:

- **Espiche village:** within walking distance
- **Praia da Luz village and beach:** 5 to 10 min
- **Lagos historic centre & Marina:** 10 to 15 min
- **Boavista Golf & Spa:** 10 min
- **Espiche Golf:** 5 min
- **Palmares Golf:** 20 min
- **Praia do Burgau:** 10 min
- **Porto de Mós Beach:** 15 min
- **Faro International Airport (FAO):** 60 minutes by car

For buyers looking for a substantial private residence near Praia da Luz, this villa offers more than conventional property. The combination of a large plot, extensive accommodation, multiple living areas, established outdoor spaces and close access to both the Atlantic and Lagos makes it suitable for several lifestyles.

Its greatest strength may be the balance achieved: countryside privacy without isolation, generous indoor space without sacrificing outdoor living, and proximity to the Algarve's western coast without being directly within a busy resort environment.

Interested?

Please contact our LiveAlgarve Realty Team for further information on this beautiful property and to schedule a private viewing.