



Well located modern south facing 5/6 bed villa .15 mins from Albufeira and beaches

**745,000 €**

#### Property Details

Reference:	670
Bedrooms :	5
Bathrooms :	6
Size of plot :	3000
Gross Construction Area:	400
Construction year :	1996
Energy Efficiency :	Bp
Condonium:	-

Access adapted for people with reduced mobility  
Air Conditioning  
Alarm System  
Automatic Irrigation  
BBQ  
Borehole  
Carport

#### Property Features

Close to the Golf Course  
Equipped Kitchen  
Fireplace  
Furnished  
Garden  
Office  
Pool  
Pool Bar  
Solar Panels  
Storage  
Study Area  
Whirlpool

#### Office : Lagos

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## Property Description

Casa Amendoeira is an immaculately presented five-bedroom (all doubles with en-suite bathrooms) south-facing country villa that is away from the busy tourist areas. It is only 10/15 mins to Algarve Shopping, the fabulous beach at Armacao de Pera, Zoomarine, two water parks, and 40 mins to the Faro airport. The famous Amendoeira golf course is 5 mins by car and Silves Pestana course also within 10 mins. The lovely historic town of Silves with its Moorish castle, many restaurants, swimming pools, and a gym is an easy 10-minute drive. Ten minutes get you to Tunes station with its direct train service to Lisbon. A short walk takes you to bus connections and three local bars. The estate is set back from the tarmac road and accessed by electric gates. This property is very private and not overlooked, and the views are outstanding. Beautiful mature gardens surround the villa and offer an abundance of plant varieties along with many fruit trees, oranges, lemons, nesperas, pomegranate, and Sharron fruit. A full irrigation system is supplied from a borehole. Water to the villa is either from the town supply or can be switched to the drilling. Hot water is provided from the vast array of solar panels, which also heat the pool. In the garden sits a separate suite which is ideal for guests or office. The present owners have rented out the villa for the summer season over the past nine years. Accounts can be made available. The villa, pool, and gardens are 100 % wheelchair accessible. The villa can be extended to a total floor size of 1500sqm on 2 floors. Or a separate building can be sited within the grounds.