



**RIVER VIEW | A Dream T3 Villa Awaits! Experience Luxury Living by the River Arade at Estômbar - Lagoa**

**1,750,000 €**

#### Property Details

Reference:	858
Bedrooms :	3
Bathrooms :	4
Size of plot :	11472
Gross Construction Area:	369
Construction year :	2003
Energy Efficiency :	C
Condonium:	-

- Air Conditioning
- Close to the Beach
- Countryside
- Electric Shutters
- Fireplace
- Garage
- Jacuzzi
- Pool
- Residential Area
- Secluded
- Storage
- Terrace

#### Property Features

- Automatic Irrigation
- Close to the Golf Course
- Double Glazing
- Equipped Kitchen
- Fitted Wardrobe
- Garden
- Laundry
- Private Garden
- River View
- Solar Panels
- Storage Room
- Trees
- Balcony
- Close to the Town
- Electric Gates
- Field View
- Front Porch
- Heating
- Patio
- Private Pool
- Satellite TV
- South-facing
- Sunroom
- Underfloor Heating

#### Office : Lagos

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## Property Description

Greetings, and welcome to your dream home! This exceptional 3 bedroom detached villa is currently available for purchase in a prime location on the beautiful natural riverside of the Arade in the Algarve. This breathtaking property boasts exceptional features that will impress even the most selective buyers.

Upon entering, the magnificent river vistas from the pool, garden, and terrace will greet you. The beauty of the surroundings can also be appreciated from multiple rooms within the premises, further enhancing your connection to nature.

This stunning estate spans three levels, providing generous room and seclusion for you and your loved ones. It boasts 3 en-suite bedrooms, 2 of which are situated on the first floor. On the ground floor the primary bedroom is a true spectacle, featuring breathtaking views and a spacious private terrace with a jacuzzi.

The luxury property boasts two living rooms, one opening onto a covered terrace overlooking the pool and river. The high wooden ceilings and rustic kitchen amplify the property's charm, and the separate laundry room, parking, and large basement make it even more desirable.

**FEATURES & SIZE:** Surely you will appreciate the modern features that this property (369m built<sup>2</sup>) offers, including air conditioning, automatic irrigation, double glazing, electric gates and shutters, equipped modern kitchen, fireplace with heat recovery system, heating, laundry, patio, pool, satellite TV, solar panels, storage room, a sunroom, etc. The property also boasts a double garage.

With a south-facing orientation, this property benefits from ample natural light, stunning open river views, a tropical garden, and countryside. The plot size of 11,472 m2 offers plenty of space for outdoor activities, making it the perfect place to relax and unwind.

This tranquil and secluded LOCATION offers you and your loved ones a serene and private sanctuary. It is ideally located near the beach, river, golf course, Lagoa town, and Estombar village, providing the perfect combination of peaceful countryside living and easy access to urban amenities.

The International Faro Airport (FAO) is 40 minutes via the A22 Highway.

Don't miss out on the chance to become a part of paradise by owning a property in ALGARVE. Reach out to us now to schedule a viewing and see the breathtaking beauty of this luxurious property.