



**OPPORTUNITY | Large Semi-detached T3+1 Villa at Ameijeira for Sale - Lagos**

**850,000 €**

**Property Details**

Reference:	879
Bedrooms :	4
Bathrooms :	3
Size of plot :	443
Gross Construction Area:	402
Construction year :	1997
Energy Efficiency :	Bp
Condomium:	-

- Balcony
- Central Heating Pre-Installation
- Close to the Golf Course
- Equipped Kitchen
- Fireplace
- Fruit Trees
- Laundry
- Pool
- Residential Area
- South-facing
- Terrace

**Property Features**

- Basement
- City View
- Close to the Town
- Fenced
- Fitted Wardrobe
- Garage
- Partially Furnished
- Private Garden
- Satellite TV
- Storage
- Trees
- BBQ
- Close to the Beach
- Double Glazing
- Fiber Optic Internet
- Front Porch
- Garden
- Patio
- Private Pool
- Solar Panels
- Storage Room

**Office : Lagos**

LiveAlgarve Realty Eagle Meridian Mediação Imobiliária LDA AMI 11663 Rua Fernão Vilarinho, Bloco C, Lote 16, Loja G 8600-315

Tel : +351 918 024 082

**Agent Information : Eva Krauland**

Email : ek@livealgarve.com

Tel : +351 918 567 194

## Property Description

If you want to purchase a residence in Lagos just a leisurely 15-minute walk from the breathtaking Porto de Mós Beach, this Villa can be your choice.

**SIZE & FEATURES:** The 3 levelled semi-detached House (402m<sup>2</sup> built) on a 443m<sup>2</sup> plot has a South orientation and catches the glorious Algarve sunshine all day long at its best. On the ground floor, you will find the entrance hall leading to the bright living/dining area, with direct access to the leisure terrace and private pool through large window doors. A cosy fireplace completes the setting for your comfort and convenience. The recently renovated big kitchen boasts top-of-the-line SIEMENS appliances and connects to the outdoor barbecue area. Plus, there's a guest bathroom and a handy laundry room.

Ascend the elegant staircase to the first floor, where three bedrooms await, one of them an en suite primary bedroom. Each bedroom has fitted wardrobes and access to private balconies. There is also a third bathroom on this level.

Need extra space? The basement, boasting a generous 134m<sup>2</sup> area, is currently converted into an apartment but can serve many purposes to suit your needs. You can access the lordly-sized garage form here.

Go green and save on energy bills with 8 solar panels installed on the roof for water heating. And rest easy knowing all windows are double-glazed, some even equipped with mosquito nets for those peaceful, bug-free nights.

The property is in good condition and ready for you to move in.

**Location:** Located in southern Portugal, Lagos' charming parish of Ameijeira the property offers a delightful blend of tranquillity and easy accessibility to all amenities, making it an appealing place to live.

The old town centre of Lagos is just a short drive away and is also reachable within walking distance. The city provides many shopping options, including supermarkets, pharmacies, speciality stores, etc.

Lagos Marina, a vibrant hub for boating and leisure activities, is known for excellent seafood restaurants, bars, and boat tour operators, making it a great place to enjoy the coastal lifestyle.

In the Lagos region, numerous health centres and clinics are available for medical services. The nearest health service is just a few steps away. Both public and private healthcare facilities can be found there, providing easy access to medical care whenever necessary.

The area is known for its beautiful beach, Praia de Porto de Mós, just a short stroll away from your property. This sandy stretch offers stunning views, clear waters, and beachside dining options. Additionally, Lagos is renowned for its numerous other beaches, including Meia Praia, Dona Ana Beach, or Camilo Beach, all easily accessible from your property, typically within a 5–10-minute drive.

You reach the International Faro (FAO) airport in 60 min via the A22 highway.

The coastline along Porto de Mós is notable for its dramatic cliffs, creating a picturesque backdrop for the beaches and offering fantastic opportunities for coastal walks and exploration. The neighbourhood's defining feature is its proximity to the sea and beaches, attracting those who appreciate seaside living.

Overall, this is an ideal location for those who desire a serene coastal lifestyle, easy access to all amenities, and the vibrant offerings of the nearby Lagos centre. Whether seeking a permanent residence or a vacation home, this Villa offers an exceptional Algarvian lifestyle experience.

Take advantage of this opportunity to make your dream of coastal living in the sought-after ALGARVE a reality. Unlock the door to your future with a personal real estate viewing and envision your life in every room. Contact our LiveAlgarve Team today and book your visit.