

### 3 Bedroom Villa in Budens

€679,500

Ref: PDF-178



**A fabulous 3 bedroom villa with private swimming pool and garden in a golf resort, just 10 minutes drive from Praia da Luz.**

A beautiful villa set on a plot of 1,250 m<sup>2</sup> with a closed garage and a heated swimming pool, located in the popular Golfe Santo António Resort close to Burgau and Praia da Luz. This very well maintained villa is set on two levels with a circular staircase connecting both floors from inside. The main entrance on the top level opens into the hallway with a guest toilet, and provides access to the lower level. The hall leads into a large living area with a lounge and wood burning fireplace; a dining area, an open plan fully fitted kitchen and a utility room. Sliding windows open onto a long balcony that covers the entire living area; and provides lovely views of the garden and pool, and onto the countryside beyond. The utility room is also accessed from the private garage on the same level. On the lower level there are 3 double bedrooms with fitted wardrobes and 2 bathrooms, one being en-suite. From the bedrooms you have access to the lovely sun terrace and swimming pool. There is a huge basement area which provides a fabulous storage space, and could also have a variety of other uses such as a large games room. The villa is surrounded by a private and beautifully landscaped garden with flowerbeds and palms and a pathway giving access to each area of the garden. There is a large terrace area and a modern, stylish deck for lounging beside the pool. Further features include: irrigation system; double glazing;

#### Property Features

- 3 Bedrooms
- 3 Bathrooms
- Construction Year: 2004
- Construction Size: 197 m<sup>2</sup>
- Plot Size: 1,250 m<sup>2</sup>
- Fireplace
- Air Conditioning
- Furnished
- BBQ
- Swimming Pool: Private
- Golf Resort
- Terrace
- View: Country
- Double Glazing
- Parking: Private Garage