

## 3 Bedroom Villa in Budens

€645,000

Ref: PDF-149-OLD



**Large classic 3 bedroom villa with a swimming pool in a Golf Resort, just 10 minutes drive from Praia da Luz.**

A large villa set on a plot of 1.360 m<sup>2</sup> with a swimming pool, located in an Established Golf Resort close to Burgau and Praia da Luz. Access to the villa is made by a driveway, paved with cobble stones, that goes up to a wide parking area and a carport with a pergola. This classic villa is spread 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's toilet and a fitted cupboard for storage. From the hall we walk into the large living area with a lounge and closed wood burner fireplace, a dining area, an open plan fully fitted kitchen and a utility room. All these areas have sliding windows opening to a wide terrace with a barbecue and outdoor dining area, boasting amazing views of the country side! The utility room opens to a small patio for clothes drying. The lower level hosts 3 double bedrooms with fitted wardrobes, all with en-suite bathrooms. From the bedrooms we walk straight into the lovely sun terrace and swimming pool surrounded by a mature garden spread around the villa on different terraces of flowerbeds and palms and a walk path that goes up and down all areas. Further features include: double glazing, inverted cooling and heating conditioning system on the lower floor, underfloor heating on the top floor, irrigation system. This villa is perfect as a holiday residence and it comes with a good rental historic, ideal

### Property Features

- 3 Bedrooms
- 4 Bathrooms
- Construction Year: 2005
- Construction Size: 204 m<sup>2</sup>
- Plot Size: 1,360 m<sup>2</sup>
- Air conditioned bedrooms
- Automatic Irrigation
- BBQ
- Swimming Pool: Private
- Terrace
- Heating: Underfloor
- View: Country
- Close to Beach
- Close to Town
- Double Glazing
- Parking: Carport