

## 3 Bedroom Villa in Barão de São João

€515,000

Ref: BPA5104



**Beautiful 3 bedroom villa, stables and tack room set on a large plot of land located in Barão de São João.**

The property is very well maintained, fenced all round with a mature garden, an orchard, stables and a tack room. Located just outside Barão de São João, not overlooked and yet within walking distance of all amenities and just 10 minutes drive from Lagos town, beaches and the A22. There is extensive parking close to the house. The villa sits on the upper part of the property, spread on one level of 181m<sup>2</sup>, comprising a large lounge area with a wood burner stove, which has warm air channelled to heat the dining area and hallway, a dining area and an open plan fully fitted kitchen with a second wood burner stove, a storage, laundry and utility room, 3 double bedrooms, 2 bathrooms (1 en-suite) and a guest toilet. The third bedroom is currently being used as an office and has an adjoining conservatory providing a further sitting/dining area. There is a south facing terrace covering the back part of the accommodation with a view over the beautiful garden and paddock. As well as mains water, there are two buried water deposits to store water, one to supply the villa and the second to supply the garden, orchard and stables. The stables and tack room are at the bottom of the property and have water and electricity. The land is securely fenced throughout for horses or other livestock. There is a second entrance gate closer to the stables for easy access and ample parking for larger vehicles. Further features of the property include: double

### Property Features

- 3 Bedrooms
- 3 Bathrooms
- Construction Year: 2003
- Construction Size: 181 m<sup>2</sup>
- Plot Size: 9,840 m<sup>2</sup>
- Air Conditioning
- Fireplace
- Alarm System
- Annex
- Automatic Irrigation
- Terrace
- View: Country
- Close to Town
- Mosquito Screens
- Double Glazing
- Parking: Private