

## 2 Bedroom Townhouse in Praia da Luz

€545,000

Ref: BPA5676

Exclusive Listing



### 2 bedroom townhouse with sea views, walking distance from all amenities in Praia da Luz

This beautifully modernised two-bedroom townhouse with sea views is ideally situated within walking distance of the beach and all amenities in Praia da Luz. A few steps lead up to the entrance and into the bright, open-plan living, dining and kitchen area. This entire space has been fully modernised, creating a contemporary and welcoming atmosphere. The layout flows effortlessly, making it ideal for both relaxing and entertaining. From this level, a charming balcony provides a beautiful sea view across to Praia da Luz, the perfect spot for morning coffee or evening drinks while enjoying the Algarve sunshine. Downstairs, you will find the two bedrooms. The main bedroom opens directly onto a private garden area, complete with a gate for convenient access, ideal for outdoor relaxation or easy entry after a day at the beach. The second bedroom, currently used as a study, also benefits from its own rear terrace with a lovely courtyard feel, offering a peaceful and private outdoor space. This level also includes a storage area as well as additional under-stairs storage, ensuring practical living alongside comfort and style. There is also private off-street parking - a huge bonus for the busier summer months in Praia da Luz. The property is situated not only situated within walking distance of the beach, but all amenities are on your doorstep, including restaurants, cafes, a supermarket and pharmacy. With its excellent location, and sea views, this property is perfectly suited as a permanent residence, a holiday home, or a rental investment. B&P Real Estate Agency is

### Property Features

- 2 Bedrooms
- 1 Bathrooms
- Construction Year: 1991
- Construction Size: 80 m<sup>2</sup>
- Plot Size: 116 m<sup>2</sup>
- Fireplace
- Air Conditioning
- Garden
- Storage Facility
- Terrace
- View: Sea
- Walking distance to the beach
- Double Glazing
- Parking: Allocated Offstreet
- En-suite bathroom
- Equipped Kitchen