37°8

PROPERTY INTELLIGENCE

FOR SALE



€649,000

Pinheiros de Marim Villa

OLHÃO · EASTERN ALGARVE · REF 378-021-E







208 m² GROSS BUILD	**256 m²** GATED PLOT	**3+1** BEDROOMS · T3 LICENCE	**3** BATHROOMS
Private POOL	**Large** ROOF TERRACE	**B-** ENERGY (EPC)	**€3,118** PER M² GROSS

A T3+1 villa built in 2007 in Pinheiros de Marim, Olhão: 208 m² gross and about 170 m² useful on a gated 256 m² plot, with a private pool and a large roof terrace. A 31 m² living and dining room with a gas fireplace opens through sliding doors to a covered patio and the pool. The 18.7 m² kitchen has a built-in oven and microwave, a dishwasher and a corner pantry. A 10.5 m² ground-floor office has its own patio door; it is licensed as an office and is used as a fourth bedroom.

Upstairs are three bedrooms with built-in wardrobes: a 19 m² principal with a walk-in wardrobe, en-suite bathroom and balcony, and two further bedrooms of 16 m² and 15 m². The stairs continue up to a landing that opens onto the large roof terrace, with a timber pergola and views over the rooftops to the Ria Formosa. Solar hot water, split air conditioning, automatic shutters, off-street parking and an outdoor shower. Usage licence in place; energy class B-. Comes fully furnished and equipped.

THE AGENT ON THIS ONE

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www.378.realestate/olhao-pinheiros-de-marim-villa