

REC645: Quinta Eleonora

4-5 bed Algarve villa in 1.5 acres



The main house is a traditional Portuguese Quinta and pains have been taken to maintain the original features and characteristics. Set in the country some 4Km from Loulé with easy access via tarmac roads, entry is up a private drive of some 120m paved with traditional calçadas (cobblestones).

Main Accommodation

The 192m² main accommodation has a modern kitchen and dining area. It is very well decorated, in total equilibrium with the rustic architecture of the house. There is also a utility room currently used for washing machine and freezer etc. The living room has a wood-burning stove with library/hay loft above. It is the perfect place to read a book in the winter enjoying a warm and nature surrounded environment. With access from the living room there is this beautiful master bedroom. The wood based decoration is ideal to rest. The window opens on to shaded patio and the swimming pool, offering a refreshing sight. There is an en-suite bathroom decorated with fine white Portuguese tiles. It comprises a nice bathtub and shower. There is a second master bedroom in the main accommodation. The bed space is incorporated into the original fireplace and with the original lintel lends a uniquely rustic feel of a typically Algarvean construction which runs throughout the property. The en-suite bathroom with shower has a wooden door that has been preserved to maintain the rustic character.

Guest Accommodation

Through a separate door along the patio there is a welcoming guesthouse. with 2 bedrooms, bathroom and kitchen/diner. This can also be easily incorporated into the main building with an additional bedroom converted from the kitchen. The first bedroom has a windows that opens to the patio and swimming pool. Both bedrooms share a bathroom with bathtub. The second bedroom also has a window to the exterior, to the unspoilt field in the back of the house.

Pool / Patio

Outside the length of the main building there is a charming patio. Nature is always present, and the most beautiful way of decoration is what we can see: trees and flowers. Ancient tools used by farmers a long time ago, were preserved to adorn the corridor, with stone tables and

seats. A good place to enjoy a cold drink in the sunny Algarve. There is ample outside dining space with barbecue, either on the patio or by the pool. From a balcony, which completes the privacy of the pool area, can be seen in one direction the sea in the distance and in the other direction extensive rolling views to the nearby hills, some 15-20Kms away. Now take a good look at the 11 x 4.5m pool. The telescopic cover and heat pump makes this magnificent swimming pool usable all year long. The huge dimensions are perfect to take care of your health either by swimming or practicing water polo. If covered, the pool can be used as sauna. The jacuzzi completes the facilities for health and relaxation.

Office / Studio

The 5th bedroom/office is detached from the main house (above the small barn/garage) and adjacent to the 2 stables. Outside there is a tack/store room, a workroom of 32m² and an "estufa"/plastic growing house. The lovely office is a good solution for a quiet work place or in alternative, a 'TO' accommodation. From the window you can see the full extension of the existing fruit trees. The en-suite toilet and shower serves this room.

Ruin

Next to the main house there are ruins of some 90m² attached for further development if desired.

Extra Land Opportunity

There is an additional 1,500m² of land adjoining if required.

Facilities

Satellite TV and own water supply through a borehole. 3 phase electricity, 2 cisternas, one for main house, the other collects rainwater for irrigation to some of the land. Ample parking area. Irrigation. Air Conditioning/Heaters in 2 living rooms and 2 bedrooms. The property enjoys broadband connection (ADSL). Electric gates. The property is fenced. The current owners have planted many types of fruit trees and used some of the land for grapes and vegetables. Currently the best of the soil is being covered with membrane and pine bark for ease of weed control. If the new owner wants to return the soil to either grass or vegetables it can be done very simply.

Business Details

THE PRICE INCLUDES PROPERTY TAX (IMT) - THE ONLY EXTRA YOU PAY IS YOUR LAWYER'S FEES
The ownership of the property is held in a non trading Portuguese company which renders it exempt from IMT (property purchase tax) The company also enjoys the benefit of cheap rates of CGT (for non residents) if and when the property is resold This is a unique property allowing the best of modern living in traditional, tranquil surroundings in the fabulous Algarve climate. Ideally situated some 20 minutes away from Faro Airport, 5 minutes from Loulé, with its supermarkets and thriving market town atmosphere, 15 minutes away from beaches or golf and 8 minutes from IP1/A22 motorway for Lisbon or Spain.

Price: 645,000 euros