OCEAN-COUNTRY
International Real Estate

POA • RSV100-1048

Large South Facing Villa , with Superb Sea Views in the very centre of Praia da Luz

Exclusive to O and O , Casa Sita, a two storey south facing property ,which offers a superb opportunity to purchase a villa in one of the best prime locations of Praia da Luz situated in the very centre of the village, and just 5/8 minutes walk to the beach the property has stunning sea views over the Atlantic Ocean and Black Rock. All the amenities on offer in the village are just a short walk away.

The property has been modernised and extended to create, a two property feel within 1 property, making it a great opportunity for two families to purchase together. Or to have a rental property and a live-in property, creating an instant income stream, or equally a super family home, or holiday home .

Situated in a superb plot of approximately 1/2 acre which is fully fenced and gated with mature gardens and

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trees creating a feeling of privacy and tranquility, the villa has been proportioned superbly and can be accessed by two doors, the principal door at first floor level and the second at ground floor level, with a further access to a fully contained apartment, also at ground floor level.

The accommodation on offer:

First Floor Level

To the left of the entrance door is the cloakroom/bathroom fully fitted modern kitchen, leading through to the Spacious sitting/dining room with fireplace and installed wood burning fire. Large French sliding windows lead you out onto the covered outdoor Alpendre area and terrace with stunning views over the Sea and Black Rock. To the right of the Entrance is a large (1)master bedroom suite, with walk in closet, bathroom and utility area, Spacious (2)double bedroom with built in wardrobes with access to the outdoor terrace.

Internal stairs lead you down to

Ground Floor Level

Large south facing(3) bedroom with fitted wardrobes and large sliding windows out onto pool area and terrace with ensuite bathroom.

Large south facing (4) bedroom with fitted wardrobes also leading out through large sliding windows to pool and garden areas

Rear twin bedroom with fitted wardrobes

Shared Bathroom

Store room.

Corridor leading to Self contained studio apartment :

Consisting of Large south facing (5) Bedroom and or sitting dining room with own entrance from outside the rear and large french sliding windows to pool area, equipped kitchen and utility room and storage, also south facing access door out onto the large Alpendre BBQ area by the poolside and leading to the garden.

The property also benefits from : fully fenced and gated, security video camera entrance, electric security shutters, gas central heating, air-conditioning, all main services, swimming pool , irrigation,.

The property is ideal for either full time living, rental, or business opportunity, it also has the benefit of being close to 5 golf courses of the area, 10minutes to Lagos with its cobbled street and international Marina, and easy access to many of the west coast unspoilt beaches. Faro International Airport just some 45minutes drive away on the main A22 Algarve motorway.

Viewing by Appointment, through any of our offices.

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