

Villa - Sta. Barbara de Nexe



Detached 2-bed Villa with Pool, Garage and Sea Views near Santa Barbara

This charming detached two-bedroom property set generous plot of approx. 1500 m2 in an elevated position in the central Algarve, is now exclusively for sale through Yellow Homes. The villa occupies a peaceful and highly private position, enjoying beautiful open countryside views and views towards the Atlantic Ocean. Easy access to all amenities, beaches or Golf courses and only a short drive from the centre of Santa Barbara de Nexe. The bungalow-style villa sits at the highest point of the gently sloping plot, creating a relaxing atmosphere with very few neighbouring properties nearby. The partly natural grounds feature mature Algarve trees and shrubs, providing authentic local character while remaining relatively easy to maintain. Traditional stone walls surround the property and access is via a good tarmac road, with only the final approximately 60 metres along a well-maintained country track. The villa is arranged mainly on one level and offers a practical and welcoming layout. It comprises a bright living and dining room with a wood-burning stove, a modern and practical kitchen with pantry, and, two steps above the main living area, two spacious bedrooms and two modern bathrooms, including one en-suite. The living area provides direct access to the outdoor barbecue and dining area. A particular highlight is the large 10 x 4.5 metre swimming pool, positioned just below the villa and secured by a large stone wall. A poolside shower is also available. At the rear of the house is a generously sized separate garage, currently ideal for storage or use as a workshop. It also offers excellent potential for conversion into a third bedroom, guest suite or independent apartment, subject to the necessary planning permission.

The property has recently benefited from several important upgrades, including high-quality double-glazed sliding windows, renovated bathrooms and improved roof insulation with a protective white membrane, increasing both comfort and energy efficiency. Additional features include mains water, automatic pool filling, roller shutters, mosquito screens, a carport, ample private parking and a solid wooden storage house for tools and firewood. Full of charm and potential, this is a rare opportunity to acquire a peaceful and private countryside retreat with lovely country and sea views, while remaining close to Santa Barbara de Nexe, Sao Bras de Alportel, golf courses, towns and everyday amenities. An excellent choice as a permanent residence, holiday home or investment property in the sunny Algarve.

DETAILS:

* 2 large bedrooms * 2 modern bathrooms, one en-suite * Living and dining room * Modern kitchen with appliances and pantry * Double-glazed windows * Roller shutters * Mosquito screens * Wood-burning stove * Large garage and workshop with conversion potential * Large 10 x 4.5 metre swimming pool * Automatic pool filling * Poolside shower * Outdoor storage for tools and firewood * Approximately 5 minutes from Santa Bárbara de Nexe * Peaceful and private setting * Ample private parking * Entrance gate * Mains water * Carport
Energy certificate class C.

Ref. WTR

Bedrooms:	2
Bathrooms:	2
Built Area:	130 m ²
Plot Size:	1560 m ²
Pool:	Yes
Airport:	18 km
Golf:	15 km
Beach:	16 km

€ 665.000



Yellow Homes,
Sociedade de Mediação Imobiliária, Lda

E.N. 125, Benfarras,
8100-068 Boliqueime
Tel. +351 289 301 294
Fax +351 289 301 439

www.algarvepropertysearch.com
info@yellowhomes.com

AMI N° 6232

All information is given in good faith and no responsibility is taken for any error, omission or mistake.
The given prices and details are guidelines only and may change at anytime. Services, appliances have not been tested.