



## Loulé (São Clemente) - Villa



**2**  
Bedrooms

**1**  
Bathrooms

**2290**  
Area (m<sup>2</sup>)

**2290**  
Land Area (m<sup>2</sup>)

**430 000 €**  
(EUR €)

### 2 bedroom detached house with approved project for 4 bedroom villa in Goldra - Loulé

2 bedroom villa with approved project for V4, for sale in Goldra - Loulé, on a plot of 2,290m<sup>2</sup>, with a 250m<sup>2</sup> implantation project.

The current house is all developed on the ground floor, and consists of a living room, kitchen and dining room, 2 bedrooms, one of them with air conditioning and built-in closet, bathroom with shower.

The plot has 2,290m<sup>2</sup>, low maintenance, with several fruit trees, fully walled and fenced, electric gate to access the parking area with carport and terrace area to enjoy outdoor dining.

For your comfort, the villa enjoys a water hole for irrigation, mains water, sewage network with the



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**AMI 21073**

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support of a pumping tank and fiber.

In project, the house was designed with rustic features, farmhouse style, with full use of the urban space of the property.

The projected house is developed entirely on the ground floor, consisting of an entrance hall, with access to a service bathroom and office area, living room, open space kitchen with dining room, pantry area with access to the secondary living room and bedroom en suite with shower. It also contains 3 additional bedrooms, one of them en suite, with shower, and a bathroom with bathtub.

In the outdoor area, outdoor parking.

It also has the possibility of including a swimming pool in the project, which despite not being contemplated in the current project, allows its inclusion.

The villa is located in a quiet and residential area, 3 minutes from Loulé where you will find all services and commerce and 10 minutes from Santa Bárbara de Nexe.

IMI value: 141 € per year

## Property Features

- Air conditioning
- Garden
- Built year: 1937
- Storage / utility room
- Double glazing
- Borehole
- Quiet Location
- Parking place type: Exterior
- Accessibility\proximity: Restaurants, City nearby
- Mains water
- Proximity: Airport, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Terrace
- Drive way
- Views: Countryside views, Mountain views
- Electric garage gate
- Septic tank
- Parking places
- Sealed land area
- Energetic certification: F
- Water: Main grid, Borehole



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