



## Montenegro - Villa



**4**  
Bedrooms

**3**  
Bathrooms

**372,22**  
Area (m<sup>2</sup>)

**518**  
Land Area (m<sup>2</sup>)

**Garage**

**790 000 €**  
(EUR €)

### 4 bedroom villa with garden and garage, 5 minutes from Ria Formosa

Modern 4 bedroom villa in an excellent location.

With the beach and the Ria Formosa within walking distance, this modern and cozy villa, with excellent sun exposure, is spread over 3 floors.

The ground floor consists of a living room, dining area, large office (which can be used as a fifth bedroom), kitchen and full bathroom.

The 1st floor consists of a shared bathroom and 3 bedrooms, one of which is the master suite, with dressing room and direct access to a spacious private balcony.

The basement with comfortable garage for 2 vehicles and large storage area, bedroom with natural light through large windows.

The harmonious garden that makes up the outdoor area (with an approved project for the swimming pool), provides a quiet, relaxing and private environment for leisure moments.

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AMI 16247

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



5 minutes from the airport, Faro Island and Ria Formosa, close to commerce and services and 10 minutes from Faro, this property offers privileged conditions in terms of accessibility and quality of life.

Schedule your visit.

## Property Features

- Washing machine
- Air conditioning
- Fireplace
- Laminated floor
- Garden
- Garage
- Floors: 3
- Drive way
- Storage / utility room
- Double glazing
- Main drainage
- Quiet Location
- Barbecue
- Uninterrupted views
- Solar orientation: East, West
- Balcony
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Built year: 2013
- Laundry
- Basement
- Views: Countryside views, Garden view
- Electric garage gate
- Walking distance to beach
- Parking space
- Security door
- Energetic certification: B-
- Mains water

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