



## Quarteira - Villa



 **2**  
Bedrooms

 **2**  
Bathrooms

 **120**  
Area (m<sup>2</sup>)

 **180**  
Land Area (m<sup>2</sup>)

**685 000 €**  
(EUR €)

### Villa with Garden, 2 minutes from the beach

2 Bedroom Villa with Garden - 200 meters from the Beach and in a Privileged Location

We present this charming 2 bedroom villa, located in a quiet urbanization, just 200 meters from the beach and very close to Passeio das Dunas. Located in the transition between Vilamoura and Quarteira, it offers the perfect combination of comfort, quality and excellent location.

The villa has been completely refurbished, with a careful renovation that includes high quality materials, such as electrical installation, plumbing and exterior cladding with Capoto application, ensuring greater thermal efficiency and comfort. The property benefits from great sun exposure throughout the day, providing bright and pleasant environments.

The villa consists of basement, ground floor and first floor. On the ground floor, there is a large open-

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plan living and dining room, integrated with the modern kitchen, creating an ideal space for socializing and leisure time. From this area, you have direct access to the well-kept garden, perfect for relaxing outdoors. The ground floor also has a pantry and a guest toilet for greater convenience.

On the first floor, the villa has two bedrooms, both with plenty of light, and a full bathroom. In addition, the first floor offers a terrace with pleasant views, where you can enjoy moments of rest and enjoy the tranquility of the surrounding area.

With its excellent location, the villa is just minutes away from all the necessary amenities, such as supermarkets, restaurants, and cafes, and is ideal for those looking for a seaside getaway, without giving up proximity to dynamic areas such as Vilamoura and Quarteira.

Don't miss the opportunity to get to know this fantastic 2 bedroom villa. Schedule your visit today!

## Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Terrace
- Floors: 3
- Basement
- Views: Urbanization view, Garden view
- Pantry
- Walking distance to beach
- Parking space
- Energetic certification: B-
- Mains water
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Garden
- Built year: 1991
- Drive way
- Storage / utility room
- Double glazing
- Main drainage
- Quiet Location
- Solar heating
- Solar orientation: South, West
- Balcony

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