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Friendly Real Estate

FC112
Reference

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Algoz e Tunes - Villa



2
Bedrooms

3
Bathrooms

183
Area (m²)

19520
Land Area (m²)

Swimming Pool

650 000 €
(EUR €)

Modern country single storey country house with 240m2, heated pool and solar panels, near Algoz. Energy efficiency rated: A

Single-story T2 house completely renovated in 2022, with high standards for building materials, electronic and digital equipment, mostly imported from Germany. Two complete suites and enough space to convert one of the three living rooms into a third large bedroom. 3 bathrooms.

The house is excellently located, about a 7-minute drive from the center of the village of Algoz and equally 5 minutes from the village of Tunes. 10 minutes from Ferreiras and 10 minutes from Algarve Shopping. About a 15-minute drive from the excellent beaches; Praia da Galé, Praia Grande, and Praia de São Rafael.

Features:

Both bedrooms have en-suite bathrooms and built-in wardrobes with mirrors. The toilets have a built-in bidet function. There is also a guest toilet. The attached terrain is 19500m² of which about 10000



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¹ (Call to national fixed network) | ² (Call to national mobile network)



m2 is fenced around the house. The entry gate is automatic. The house's walls and ceiling have been thermally insulated giving the house its A-class Energy certificate. The building also has air conditioning and modern heating by pump and underfloor heating on an additional insulated slab. The solar panels and solar energy storage system provide an electricity supply with autonomy for 3 days. Highly efficient 8 kW photovoltaic system. 20 kW battery storage. 7 kW emergency power supply. The system can heat water.

54m well, with an automatic water extraction system. A water storage tank of 3000 liters. Modern water filtration/softening system. All maintenance and monitoring systems, namely for the pool, central heating, water heating, Closed Circuit CCTV surveillance system, and water extraction/storage can be monitored via Smartphone/Bluetooth.

Elegant tiling styled to look like textured appearance, placed without obstacles, providing accessibility and total freedom of movement for people with reduced mobility throughout the building.

Imported PVC windows, with double glazing and integrated blinds. Excellent sun exposure. The large windows and sliding glass doors provide natural light throughout the house.

Open plan kitchen, equipped with high-quality appliances attached to a very large Living and dining room. Between the lounge, and dining room and the swimming pool, there is a large sunroom-type terrace with glass French doors spanning over 14 meters; this area can be fully opened as an entertainment area in the summer in the shade. Outside there is a huge outdoor living area of 60m², facing east and south orientation and equipped with a Barbecue.

A saltwater pool has been installed with a counter-current system (with massage installation), solar heating, and a chemical-free pool disinfection system via UV light. The pool comes equipped with a heated shower.

There are gutters installed on the building to prevent damage to the walls from running detritus.

The house also has a terrace that offers a fantastic view of the surrounding countryside of orange groves and vineyards.

Do not miss this opportunity to enjoy a lifestyle surrounded by nature, tranquility, privacy, and nevertheless close to everything.

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Property Features

- Washing machine
- Refrigerator
- Under floor heating
- Underfloor
- Thermoaccumulator
- Pool
- Built year: 2003
- Solar system
- Video entry system
- Dishwashing machine
- Air conditioning
- Equipped kitchen
- Water heater
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Water boiler
- Proximity: Shopping, City, Open field, Pharmacy, Schools, Playground
- Floors: r/c
- Views: Countryside views, Mountain views, Pool view, Garden view



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- Double glazing
- Borehole
- Quiet Location
- Extractor Fan
- Solar heating
- Hydrotherapy Bath
- Sealed land area
- Energetic certification: A
- Family / Baby friendly
- Renovation year: 2022-2023
- Parking places number: 5
- Permite Animais
- Suite
- Caixilharia: Alumínio, Dupla, Madeira, Pvc
- Luz Natural: Iluminado
- Proximidade: Bancos, Clínicas, Ginásios, Polícia, Serviços Públicos, Supermercados
- Nº De Arrecadações: 1
- Nº De Divisões: 4
- Security alarm
- Pantry
- Main drainage
- Parking space
- Well
- Irrigation System
- Barbecue
- Uninterrupted views
- Solar orientation: South
- Balcony
- Furnished
- Parking place type: Exterior
- Reservatório De Agua
- Acessos: Alcatrão, Calçada
- Cozinha: Móveis Lacado, Placa
- Pavimento: Cerâmica
- Tipo De Empreendimento: Escritório
- Nº De Casas De Banho: 3
- Nº De Terraços: 1



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