



## Santa Bárbara de Nexe - Villa



**4**  
Bedrooms

**4**  
Bathrooms

**248**  
Area (m<sup>2</sup>)

**1440**  
Land Area (m<sup>2</sup>)

**Swimming Pool**

**1 350 000 €**  
(EUR €)

## Luxurious 4-Bedroom Villa in Santa Bárbara de Nexe, Algarve

Why This Villa in the village?

Whether you're searching for a permanent family residence or a second holiday home, this property offers everything you need for luxury living and effortless entertaining. Its lock-and-leave design makes it an excellent choice for those seeking a hassle-free retreat in the Algarve.

Discover this stunning detached modern villa, a perfect blend of comfort, style, and convenience, located in the highly sought-after village of Santa Bárbara de Nexe. This spacious 4-bedroom, 4-bathroom property is ideal for families or as a second home, just a short stroll from the charming village center, complete with its quaint church, cafes, restaurants, and essential amenities. Conveniently positioned, it's only 15-20 minutes from Faro Airport, pristine beaches, and world-class golf courses.

T +351 910 797 869 <sup>2</sup> · T +351 910 797 869 <sup>2</sup> · E [easy@realeasy.pt](mailto:easy@realeasy.pt)  
Sítio dos Calços, Moncarapacho  
AMI 22285

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



## Key Features

### Impressive Entrance & Parking

Secure Access: Private twin sets of electronically controlled gates.

Spacious Driveway: Ample parking for 3-4 cars, complemented by log stores and a storage shed.

Calçada Driveway: Adds a touch of authentic Portuguese charm.

### Elegant Living Spaces

Entrance Hallway: Covered porch leading to a spacious inner hallway with cloaks storage cupboards.

#### Lounge/Dining Room:

Large, air-conditioned area with two sets of patio doors opening to the mature garden and pool terrace.

Inset Fogo Montana log-burning fireplace for cozy evenings.

#### Kitchen/Diner:

Fully equipped with polished granite worktops, dishwasher, electric oven, induction hob, extractor, microwave, and instant hot water tap.

Direct access to the swimming pool terrace and a fully fitted outdoor kitchen/dining area featuring a gas hob, wide charcoal BBQ, fridge, dishwasher, and sink.

Laundry Room: Fully fitted, with external access to the side driveway.

### Spacious Bedrooms & Bathrooms

#### Ground Floor Bedrooms:

Bedroom 2 and Bedroom 3: Both air-conditioned with ensuite bathrooms and fitted wardrobes.

Bedroom 4/Office: Versatile air-conditioned space with access to a fully tiled basement.

Family Bathroom: Conveniently located on the ground floor.

#### Master Suite (First Floor):

Air-conditioned suite with twin patio doors opening to two private terraces.

Features include an inset "Fogo Montanha" log-burning fireplace, a dressing area with fitted wardrobes, and a kitchenette with integrated appliances (freezer and dishwasher) and polished granite worktops.

Luxurious ensuite bathroom with a separate shower, bath, double vanity unit, bidet, and WC.

Potential for Conversion: The first floor can be converted into an independent 1-bedroom apartment with private access.

### Outdoor Oasis

Renovated in Summer 2024: The villa's exterior has been fully repainted.

#### Beautiful Gardens:

Mature shrubs and trees, supported by an automatic irrigation system.

Low-maintenance artificial lawn surrounded by Santa Catarina and calçada side terraces.

#### Swimming Pool:

Recently renovated Roman end pool with internal seating, perfect for relaxation.

Spacious pool terrace with a variety of shaded seating and lounging areas.

Roof Terrace: South-facing with distant ocean views and access to the pool terrace via an external staircase.

Viewing with Real Easy is highly recommended to truly appreciate the elegance, convenience, and potential of this exceptional villa. Don't miss the opportunity to make this dream property yours!

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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Underfloor
- Internet: Various possibilities
- Proximity: Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Playground
- Floors: 2
- Kitchenette
- Laundry
- Pantry
- Video entry system
- Electric shutters
- Mains water
- Central location
- Solar heating
- Irrigation System
- Sealed land area
- Solar orientation: South
- Terrace
- Washing machine
- Air conditioning
- Fireplace
- Walk-in wardrobe
- Solar panels pre installation
- Pool
- Built year: 2003
- Drive way
- Wine cellar
- Storage / utility room
- Views: Sea views, Countryside views, Mountain views
- Double glazing
- Automatic irrigation
- Main drainage
- Parking space
- Closed fireplace
- Barbecue
- Energetic certification: B-
- Balcony

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