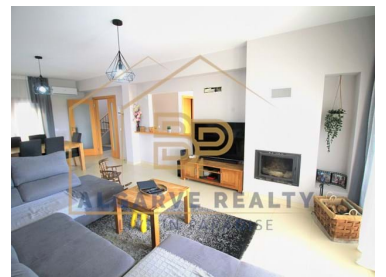




## Mexilhoeira Grande - Residencial



**3**  
Bedrooms

**3**  
Bathrooms

**198,8**  
Area (m<sup>2</sup>)

**283,2**  
Land Area (m<sup>2</sup>)

**Garage**

**565 000 €**  
(EUR €)

### 3 BEDROOM TOWNHOUSE WITH GARAGE WITH LEISURE AREA - PENINA

House T3 | Suite | Leisure area | Playground | Garage | Office | Rooftop view Ria Alvor | Penina |

The villa consists of 4 floors.

On the -1 floor we have a large garage for 2 cars with various storage and office, on the outside of this we have a leisure area with a children's playground.

On floor 0, we have a very large entrance hall with 1 service bathroom, then the living/dining room with fireplace and balconies, 1 kitchen equipped with pantry with access to the balcony with barbecue.

On the 1st floor with access through very wide stairs we have 1 full bathroom, 1 bedroom with built-in wardrobe and balcony, 1 bedroom with balcony and 1 en-suite bedroom with balcony and access to



**Carla Luz**

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the 2nd floor roof terrace with stunning views of the entire Alvor estuary.

Comfort finishes such as:

- Floating floors in the bedrooms,
- Thermal and acoustic insulation,
- Premium frames with double glazing,
- Electric shutters,
- Solar panels for DHW heating, a sustainable option that contributes to the energy efficiency of the home and reduces energy expenses,
- Air conditioning in all rooms,
- LED lights embedded in the ceiling of the entire house,
- Armored entrance door, which provides greater security,
- Automatic garage door,
- CCTV system

Book your visit today and make your proposal and we will close the deal!

We carry out online visits through video call (WhatsApp/Messenger) and/or videoconference (Skype/Zoom).

... And you already know, the best deals are with BP ALGARVE REALTY.



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## Property Features

- Air conditioning
- Double glasses
- Office
- automatic blinds
- Ceramic floor
- BBQ
- lounge area: sim
- synthetic grass
- automatic gates
- mains water
- basement
- Good condition
- Short distance to daily services
- Typical Algarve Area
- 40 minutos Aeroporto de Faro
- 1/+ Balcony
- Close to supermarket, schools, bus stop
- Marina, Golf, Restaurants
- Luxury life style
- Fireplace
- Equipped kitchen
- Internet Fiber
- floating floor - wood
- Garden
- Box garage
- solar panels
- CMTV
- Solar panels
- Outdoor parking
- Built year: 2019
- Security alarm
- Energetic certification: B-
- Garage
- 10 min. of beaches
- river view
- Nature view
- Parking with storage
- Valorization zone



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