

Bela Vista Ferragudo

4/5 bed townhouse for sale 245,000€



This is a well maintained large 4/5 bedroom townhouse with stunning views over the Arade river and Portimão to the Monchique mountains. Ideal as a family home or holiday let, there is also the potential to convert the garage area into a 1 or 2 bed self-contained apartment.



This is an extremely well-presented semi-detached townhouse on a large plot, in a quiet residential area , situated on the top of the hill. It is a 5 minute walk to the centre of Ferragudo, with its quaint village bars and restaurants, harbour and beautiful sandy beaches. The townhouse is situated less than a 10 minute drive to Carvoeiro and Lagoa, and a 5 minute drive to Portimão, with its wide range of shops and amenities. For Golfers we are less than 10 minutes from several excellent golf courses, including the renowned [Penina Championship Golf Course](#) near Portimão; and the [Pestana Golf Courses](#) at Carvoeiro.



Ferragudo village and harbour

The property comprises:

Large front garden with paved areas, leading to

Front door leading to open hallway and into a large lounge area almost 24m².

The lounge has patio doors which lead out onto the front garden with a secluded patio seating area. The lounge has a large, open-plan feel, with a feature electric fire, and plenty of room for a dining area at one end.



Hallway leads off to two double bedrooms and a separate family bathroom all on the ground floor. Both bedrooms are doubles, one overlooks the front garden and is a bright and airy room:



The second bedroom overlooks the side of the house, and is currently being used as an office.



The separate family bathroom is well appointed with WC, bidet, sink and shower cubicle with shower.



The hallway also leads to the large, bright and airy kitchen, which has a range of built-in wall and floor units, with built-in electric oven, extractor and gas hob. There is space for a dishwasher or washing machine, and at almost 14m², the kitchen has plenty of space for a dining table and chairs and free-standing fridge-freezer. The kitchen also has a large picture window which overlooks the back garden and has wonderful views of the Arade river. Steps down from the kitchen door lead out to the back garden area.



Upstairs on the first floor are a further two double bedrooms and another separate family bathroom.



The master bedroom is over 15m² with large fitted wardrobes and patio doors leading out onto a terrace overlooking the front garden with lovely views towards Carvoeiro.



The fourth bedroom is another double, with a picture window overlooking the back garden with far-reaching views to Monchique.



The separate family bathroom is well equipped with WC, bidet, sink and bath with separate shower over.

Leading from the first floor landing is the large outdoor 12m² terraced balcony, which has stunning 270° views over the Arade river, Portimão, and the Monchique mountains - on a clear day you can even see the wind farms on the west coast from the terrace, and it is the perfect secluded spot to sunbathe, or watch the sun set over the west coast.

The views also extend over Estômbar and Sesmarias towards Carvoeiro, and are quite breathtaking.



The house also has an exceptionally large garage area, which is fully equipped and tiled, with lighting, power and water supply. It is currently being partly used as a large art studio, with patio doors leading onto the back garden. The garage has a tiled utility area with sink, and space with plumbing for a washing machine and tumble-drier, and fridge-freezer. There is a further large space being used as a home-gym, and then a large section which is currently being used as a fifth bedroom with lounge area.



The garage area is 81m² and could easily and simply be converted into a fully self-contained apartment.

Outside is a large back garden, fully paved and low maintenance, the house is on a plot size of 449m² and offers huge potential to develop further, with the space and plumbing already in place for a swimming pool. There is a large driveway with parking for at least 4 cars, and a quiet and private front seating area.

This is a well-maintained and beautifully presented town-house, built in 2005, and owned by the current occupants since 2007 as a much-loved and cherished family home. It is in a quiet residential area, with fantastic Portuguese neighbours, and is situated in an excellent location, whether you are looking for a holiday home with access to fabulous local beaches, or a family home in a great location for travel and local amenities.

Genuine reason for sale, with no onward chain. The owners may also consider selling some of the furniture with the property by separate negotiation.



Praia Grande beach

The property has mains electric, piped natural gas, mains water, and a telephone line with wi-fi broadband internet connection. The property has a current energy certificate in place. The property is of a quality construction, built in 2005, and is situated in a prime location for exposure to the sun all day long on an elevated plot.

Building area 136m² ground and first floor, garage area 81m² - total building area 217m²

Total plot area 449m²

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For more information, or to arrange a viewing of the property, please contact

Dave & Alyson Sheldrake

ferragudo@live.co.uk

PT mobile 91 202 7256

UK mobile 07743 412856