



1153-1

Reference

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## Loulé (São Clemente) - Ruin

N/A  
CLASSE  
ENERGÉTICA

2

Bedrooms



1071,06

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

903,06

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

Garage

195 000 €

(EUR €)

### Beautiful typical Algarvian villa located in S.Clemente - Loulé to recover.

The ground floor building intended for housing, with 8 rooms and patio, water tank and two annexes to support it, has favored access to water, sewage, electricity, telephone, cable TV and fire networks. This property is located on a plot of urban land with a practically flat topography, which avoids high expenses with earth movements and accessibility, as the threshold level coincides with the land level. In addition, it borders the north; where it has an access, with a Municipal Path paved in bituminous concrete and to the East; where it has an access, with a public road paved with cement concrete, that is, it is endowed with two direct accesses to public roads.

According to the Municipal Master Plan (PDM) of Loulé, this land is located in terms of land use in Dispersed Building Areas to Be Structured; See Location Plans – Photographic Survey – which has capacity for construction, where the following parameters prevail: number of floors: 2, plus basement

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in the expansion area; 300.00 m<sup>2</sup> of implantation area, 450.00 m<sup>2</sup> of gross construction area to which are added 20% of covered areas – sheds – and swimming pool or other leisure equipment.

The property is located on the outskirts of the county seat, the city of Loulé, about 4.00 km from the center of the municipality, about 6.00 km from São Brás de Alportel and approximately 10.00 km from Faro, the district capital, where the main administrative centers and the airport are located. It should also be noted that within a radius of 15.00 km are located the main tourist areas of the municipality, such as beaches, cultural centers and various restaurants, highlighting the typical of the region. It offers a privileged view of the countryside and the mountain; on the northern slope of Cerro da Goldra. In terms of location comfort, it meets a very welcoming and extremely quiet and exotic standard of quality of life, it is alone, but not isolated, allowing the enjoyment of nature and the typicity of the Algarve regionalism, associating the quality of life with the splendor of nature with the short distance to the means of citizenship and socialization, thus providing unique living conditions.

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## Property Features

- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Storage / utility room
- Frontline property
- Quiet Location
- Parking space
- Accessibility\proximity: Airport 30m, Beach at 30 min, Restaurants, City nearby, Mountain, Touristic areas
- Solar orientation: South
- Built year: 1936
- Views: Countryside views, Mountain views
- Main drainage
- Country side location
- Sealed land area
- Energetic certification: Exempt
- Garage



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