



1088-198

Reference

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Loulé (São Clemente) - Villa



 1
Bedrooms

 1
Bathrooms

 38
Area (m²)

 38
Land Area (m²)

N/A
CLASSE
ENERGÉTICA

110 000 €
(EUR €)

House T1 to restore- Loulé Center

Single storey house to rehabilitate with 3 rooms and 38 m², in the historic area and in the center of Loulé, with easy and quick access to all kinds of amenities by commerce and services. From the municipal market to banks, hypermarkets to public transport or taxis, allowing you not to need to use the car.

It should be noted that semi-detached with this house is no. 28, which is also for sale and belongs to the same owners, which would not only facilitate the rehabilitation of the 2 houses, but would also allow the minimum construction of the two properties together of 146.4 m².



Carlos Antonio

929147974 ²

carlosantonio@prestigeforhome.pt

T +351 289 410 040 ¹ · T +351 961 706 562 ² · E info@prestigeforhome.pt

Praça da República n.º 72 R/C Esq. 8100-269 Loulé
AMI 8436

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This property is located with easy and short access to the A22, it is about 15 minutes from the airport, golf courses and the most recognized beaches.

This deal includes:

- Free financial support
- Bureaucratic support
- CPCV Offer - Promissory Contract of Purchase and Sale

Situated in a region of rolling hills that stretches between the picturesque villages of the Serra do Caldeirão and the splendid Algarve coastline, Loulé is a bustling commercial town that contrasts with the laid-back bathing atmosphere of the coastal resorts.

The coastline of Loulé is known as the "Golden Triangle", an area that includes the luxurious resorts of Vale do Lobo, Quinta do Lago and Vilamoura, where the golden beaches, elegant hotels, renowned golf courses, the marina, the casino and the endless leisure and entertainment options make this one of the best holiday destinations in Europe.

Located 12 km from the coast, the city of Loulé has been able to maintain its charm of other times while developing and becoming a commercial hub of the region. The historic center deserves to be explored, as well as its 13th-century walls that offer views over the rooftops and the cobbled streets full of artisans that have given Loulé the reputation of the city. The capital of handicrafts in the Algarve. Objects in ceramic, cast iron and copper, wooden toys, colorful blankets and lace are some of the handicrafts produced and that can be purchased at the Saturday market. If your visit coincides with the annual craft fair in July, you will have the pleasure of seeing all kinds of handicrafts, stalls full of gastronomic products from the region and lots of music, while enjoying the festive atmosphere that reigns in the streets of the city.

Also in the historic center, the Mother Church of São Clemente, dating from the thirteenth century, the Municipal Museum and the neighboring Jardim dos Amuados are worth a visit before exploring the many restaurants of regional cuisine. Combining flavors of the sea and the mountains, the succulent dishes of the region vary between sardines and the various seafood of Quarteira, as well as the rabbit and pork specialties typical of the rural towns of the interior.

Housed in an early 20th-century Arab-inspired building, the impressive Loulé Market is one of the city's most famous landmarks. Its colourful stalls full of fruit, vegetables, fish, cheese and regional sweets are an excellent sample of the region's products.

The highlight of Loulé's calendar is Carnival. Famous throughout the country, the Carnival festivities include three days of non-stop partying and parades of floats through the streets in a frenzy of glitter,



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sequins and exuberant costumes to the sound of samba. A more solemn event attracts pilgrims and visitors to the city during Easter, when the Feast of the Sovereign Mother is held.

Property Features

- No. divisions: 3
- Built year: 1937
- Roof terrace
- Central location
- Energetic certification: Exempt
- Proximity: Airport, Shopping, Hospital, Public Transport, Playground
- Floors: R/c
- Quiet Location
- Accessibility\proximity: Bus, Airport 30m, Commercial areas, Restaurants, Golf course 5km, Touristic areas, Cinema, Theater
- Mains water



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