

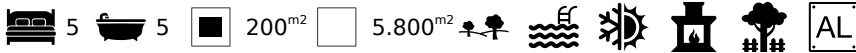


## Charming 5 Bedroom Guesthouse in the Countryside of Mexilhoeira Grande

GUESTHOUSE IN MEXILHOEIRA GRANDE

ref. **LG2177**

**1.366.622€**



### Location +

Town	Mexilhoeira Grande
Parish	Mexilhoeira Grande
Municipality	Portimão, Faro
Region	Algarve (West)

### Details +

Usage	Residential
Type	Guesthouse
Construction Year	1951
Renovation Year	2015
Rooms	7
Bedrooms	5
Bathrooms	5
Floors	1

- Business in Operation
- Living area 200m²
- Plot area 5,800 m²
- 5 bedrooms, 5 bathrooms (2 en-suite)
- AC, underfloor heating and fireplace
- Located in Mexilhoeira Grande, in a quiet area
- 11km to the beach

This beautifully renovated guesthouse is a wonderful rural retreat, with easy access to Lagos, Alvor and Portimão towns and beaches, and the Monchique mountains. This country property sits in a 5.800m² plot with a swimming pool, a pond and natural garden. The whole property has a rental license for which 2 beautifully decorated self-contained units are rented throughout the year. The main home has been also decorated to a modern standard, whilst still showcasing some of the traditional features, like the beams and antique stone walls.

This is a great investment property or for someone wishing to have family and friends to stay in their own quarters.

### Ground Floor

- Open plan kitchen with living and dining area



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	200 m <sup>2</sup>
Usable area	200 m <sup>2</sup>
Surface area	300 m <sup>2</sup>
Plot Area	5.800 m <sup>2</sup>

### Access +

Tarmac, Easy Access

### Parking +

Driveway

### Living Room +

Lounge/Dining

### Terrace +

Terraces

### Kitchen +

Open Plan, Kitchen/Dining, Partly fitted

### Other Rooms +

Other Rooms 1	Storage, Laundry, Mezzanine
Other Rooms 2	T1 Annex

### Bedroom +

5, En-Suite, Dressing Area

### Bathroom +

3 Familiy Bathrooms

### Heating-Cooling System +

AC, Under floor heating, Fireplace

### Equipment +

Solar (Water)

### Water-Electricity-Drainage +

Mains water, Mains electric

### Windows +

Double glazing

### Pool +

8x5m

- Mezzanine with open area and separate bedroom and bathroom
- Spacious hallway
- Single bedroom and separate bathroom
- Master bedroom and en-suite with ample dressing area
- Patio doors leading out to a terrace

### Outside

- Fenced garden with natural fruit trees and shrubs
- Private pool and sunbathing area
- Front terrace overlooking the countryside
- Featured pond
- Back patio with dining area
- Outbuildings for outdoor kitchen/laundry room and storage

### Amenities

- Electric gates
- Fireplace
- Underfloor heating
- Solar panels
- 3 way air conditioning

### Location

- 11 km from the Meia Praia beach
- 9 km to Alvor town
- 4.6 km to nearest golf course (Penina)
- 2 km to nearest school
- 75 km to Faro airport

### Other Info

Guesthouse in operation



Lagos Office - ALGARVE:  
Marina de Lagos, Edifício Astrolábio, Lote 24-Loja 5  
GPS. 37° 6' 41.85" N - 8° 40' 30.251" W

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YOUR PROPERTY SPECIALISTS

**Garden +**

Natural, Fenced, Auto irrigation,  
Lawn, Trees

**Exterior +**

Pond

**Views +**

Countryside View, Garden View



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YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



Open Plan



Open Plan



View from Mezzanine



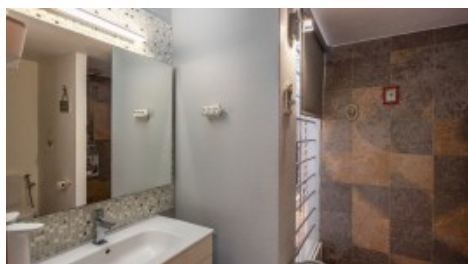
Dining Area



Kitchen



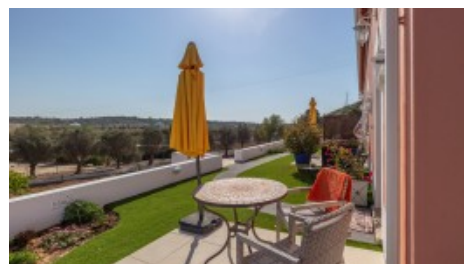
Master Bedroom



Master Bathroom



Dressing Area & En-suite



Terrace View



Guest Bedroom



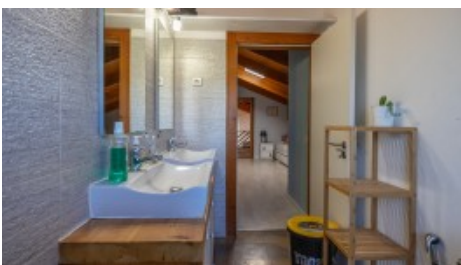
Bathroom



Mezzanine Office



Bedroom 3



En-Suite 3



Terrace & Pool



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Covered Terrace & BBQ



Front of property



Side of property



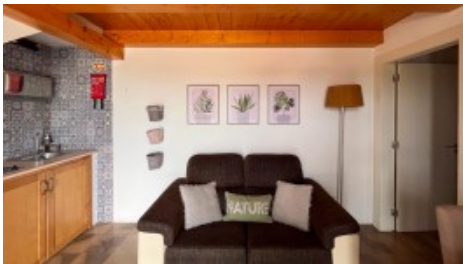
Side of property



Property



Annex 1



Annex 2



Annex Mezzanine Bedroom 1



Annex Mezzanine Bedroom 2



Annex Bathroom 1



Annex Bathroom 2



Driveway bad quality



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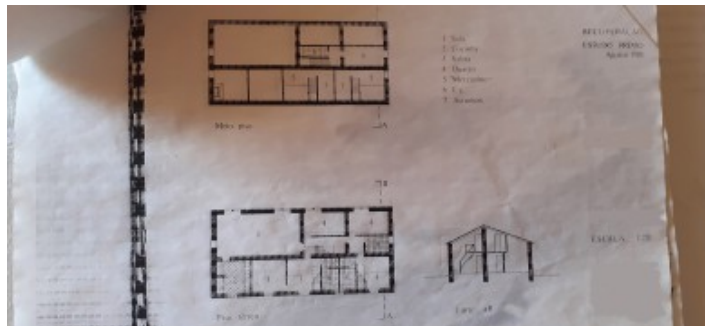
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## FLOOR PLANS



LG2177 Floor plans 1



LG2177 Floor plans 2