



REDUCED



## 3 bedroom townhouse in golf resort, with communal pool and resort facilities, Budens

TOWNHOUSE IN BUDENS

ref. **LG2219**  
415.000€  
**2.915.473€**



### Location +

Town	Budens
Parish	Budens
Municipality	Vila do Bispo, Faro
Region	Algarve (West)

### Details +

Usage	Residential
Type	Townhouse
Construction Year	2004
Rooms	5
Bedrooms	3
Bathrooms	2
Floors	3
Furnished	Negotiable

- Living area 127m²
- 3 double bedrooms, 2 bathrooms
- Year of construction 2004
- Roof terrace and communal pool
- Discounts on green fees and golf membership
- 4,4km to the nearest beach

This split level 3 bedroom golf village house is located within a prestigious resort. This well-maintained property has terraces on every floor including a rooftop terrace with views of the fairways and rolling hills of the Costa Vicentina. The property will make an ideal rental investment or holiday home, as well as permanent residence. Close to local amenities like schools and shops and only 16km from Lagos. Come and enjoy the Algarve sunshine all year around in this super property.

### Upper Levels

- Generous living room with fireplace, dining area & terrace
- Patio doors to terrace with awning
- Storage cupboard with new boiler
- Fully fitted, fully equipped kitchen/dining
- Balcony with stairs to rooftop terrace



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	127 m <sup>2</sup>
Usable area	127 m <sup>2</sup>
Plot Area	98 m <sup>2</sup>

### Access +

Tarmac, Easy Access

### Parking +

Parking outdoors

### Living Room +

Lounge/Dining

### Terrace +

Balcony/Terrace, Roof Terrace

### Kitchen +

Fully Fitted, Fully Equipped

### Other Rooms +

Storage, Utility Room

### Bedroom +

Fitted Wardrobe

### Bathroom +

1 Family Bathroom, 1 En-Suite

### Heating-Cooling System +

Fireplace, AC

### Equipment +

Safe, Internet/Phone, Internet, Cable/Satellite TV

### Water-Electricity-Drainage +

Mains electric, Mains water, Mains drainage, Mains Gas

### Windows +

Double glazing

### Pool +

Communal, Lighting

### Garden +

### Lower Level

- Master bedroom with en-suite bathroom
- 2 double bedrooms and family bathroom
- Access to private generous patio
- Fitted wardrobes in all rooms
- Understairs storage

### Exterior:

- Private storage shed and space for hot tub
- Communal pool and gardens with lovely views
- Communal parking

### Amenities

- New boiler and air conditioning in every room
- Fireplace
- Fitted Wardrobes
- Double glazing
- Satellite TV, phone & Wi-Fi
- Communal pools, gym, bar, tennis courts, football pitch
- 18 hole golf course

### Location

- 4,4km to the beaches
- 750m to golf, spa and gym
- 102km to Faro Airport
- 410m to nearest village and amenities



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

Landscaped, Communal gardens

**Exterior +**

Tennis court, 18 Hole Golf Course,  
Resort facilities

**Views +**

Views of surrounding houses, Golf  
View, Countryside View

**Extra Features +**

Golf



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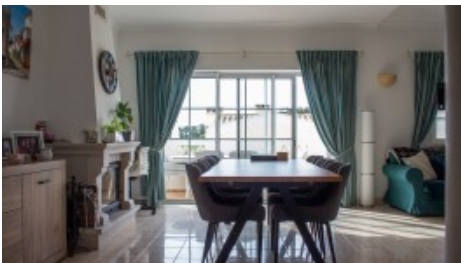
YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



Living Room



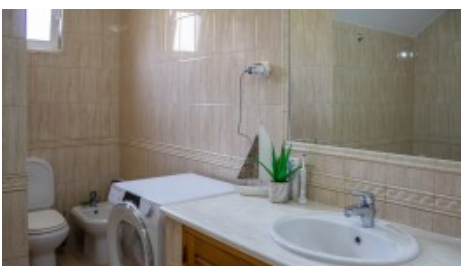
Dining Area



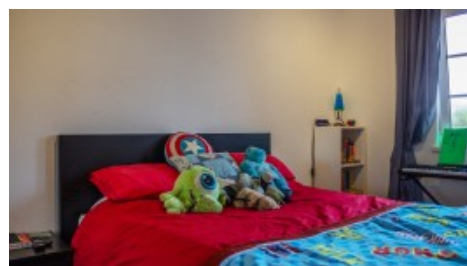
Kitchen



Master Bedroom



Master Bathroom



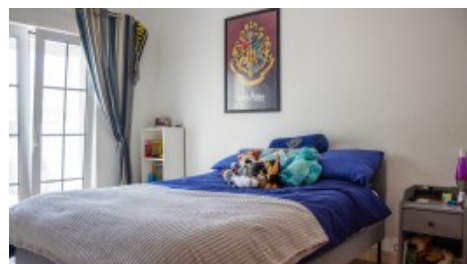
Bedroom 2



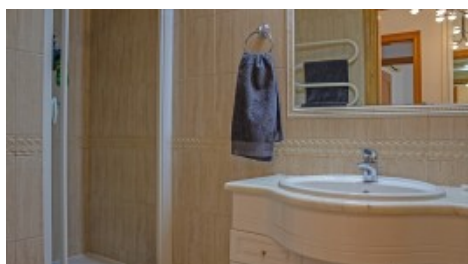
Ground floor terrace



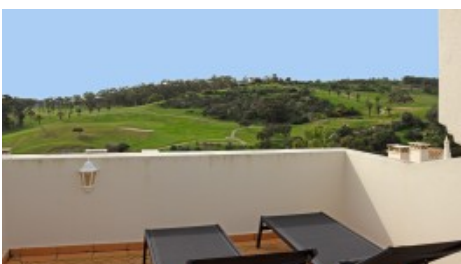
Ground floor terrace



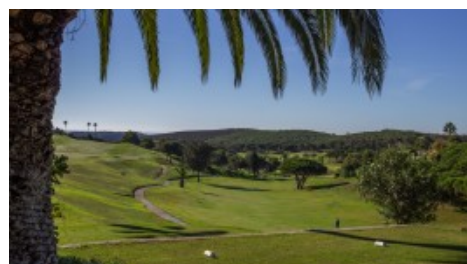
Bedroom 3



Bathroom



Roof Terrace



Golf Course



Salema Beach



Boca do Rio Beach



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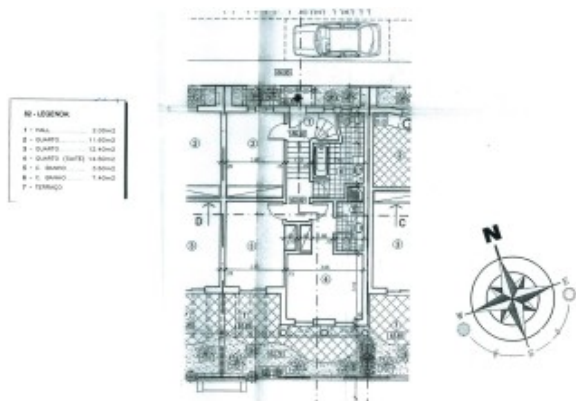
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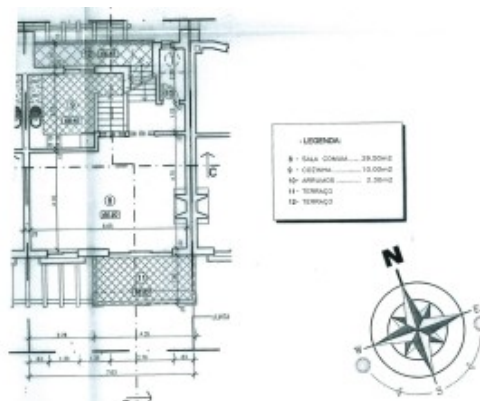




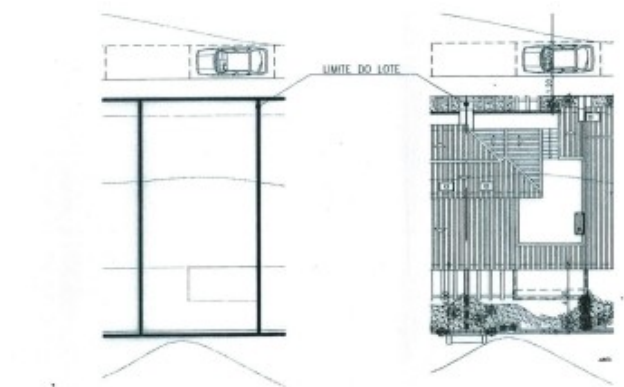
## FLOOR PLANS



Lower Level



Upper Level



Roof