



Newly refurbished townhouse is ideal for a couple or family wanting a spacious but low maintenance property in Quinta do Lago.

**Lounge/diner**

w: 4.5m x l: 8.2m (w: 14' 9" x l: 26' 11")

This very spacious open plan lounge/dining space offers fireplace, dining area for up 8 guests, the spacious lounge area offers spacious seating area focused around the fireplace, there are two sliding terrace doors for views and easy access to the rear terrace and gardens.

There is a partially covered terrace area that is spacious enough for 6 persons to dine outside overlooking the communal gardens.

The communal gardens link to the golf course of Pinheiros Altos.

Air conditioning / Underfloor heating / TV and Phone sockets.

**Kitchen**

w: 4m x l: 3m (w: 13' 1" x l: 9' 10")

Fully Fitted and newly installed kitchen - offers oven, hob, dishwasher, fridge, freezer, microwave.

Shaker style kitchen with stone worksurfaces, underfloor heating.

**Bedroom 1**

w: 4.8m x l: 5.6m (w: 15' 9" x l: 18' 4")

Guest room 2 offers space for free standing wardrobe, double bed opening out on to front balcony area.

Air conditioning / Underfloor heating.

**Bedroom 2**

w: 6.2m x l: 4.1m (w: 20' 4" x l: 13' 5")

Primary Guest Bedroom offering fitted wardrobes, double bed with side tables and direct access outside to the front balcony.

Dressing table and chair.

Air conditioning / under floor heating.

**Bedroom 3**

w: 5.8m x l: 6m (w: 19' x l: 19' 8")

A Spacious Master Bedroom with walk in wardrobe, en-suite bath and shower bathroom, double sinks.

Opening out to the rear terrace with golf views.

Air conditioning / Under floor heating.

**Entrance hall**

w: 3m x l: 3.2m (w: 9' 10" x l: 10' 6")

Double front door opens to the entrance with double doors leading to the living/dining area.

Wide and Spacious enough for a side cabinet with access to the WC leading off. There is also access to a storage room area with utilitiies.

**Cloakroom**

Located under the stairs - can be locked for secure storage

**Rear Garden**

Communal leading out to the golf course, large covered private terrace for outdoor dining, BBQ, leading to screened lawn area with room for sunloungers.

**WC**

Located in Entrance hallway





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.













