



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



FOR SALE

£365,000 Asking price

VILA CASTELO PARQUE, 8400-276
FERRAGUDO NR PORTIMAO ALGARVE
PORTUGAL
LE17 4AG

- Open Plan Kitchen/Lounge
- Two Bedrooms
- Master Ensuite
- Allocated Parking

LOCATION

The Property is within easy walking distance of restaurants, bars and shops and Ferragudo square is 500m meters away (10 minute walk), making it an ideal choice for a lock up and leave holiday home or rental investment.

Ferragudo which was once a quaint fishing village is now one of the most popular spots in the area to invest in property. With luxury condominiums and a traditional centre with typical Portuguese townhouses there is something for everyone. There are several beaches and a great variety of both national and international restaurants.

Supermarkets are a 5 minute drive in the car and you can hop on the water taxi to Praia da Rocha and Portimão. Carvoeiro is a 10 minute drive and championship golf courses and tennis centres are 5 minutes by car.

DESCRIPTION

Spacious two bedroomed ground floor apartment situated in Hamilton, which is local to the Hamilton shopping centre and primary school. The building is entered via a secure entry system .and comprises: open plan kitchen with lounge area, master bedroom with en-suite and built in wardrobes. There is allocated parking to the rear of the property with surrounding communal gardens. Complete with furnishings, furniture & linen.

ACCOMMODATION

This luxury apartment is part of the Vila Castelo Parque resort which is a unique collection of modern properties set in a gated community with private secure, covered parking and access to a large communal heated pool surrounded by sun terraces, reception service, gym and bar area.

This single storey apartment with a total constructed area of 112.5m² + 36.5m² (terrace parking) comprises of an entrance hallway opening into a spacious open plan living, dining area and fully fitted kitchen with island and large patio doors leading onto the south west facing terrace with dining table and chairs and built in jacuzzi to enjoy throughout the year and the stunning Algarvean sunsets.

Separated from the living areas is a hallway (with storage) to the 2 double bedrooms, one separate shower room and the master bedroom with an en suite bath shower room.

The property is very tastefully furnished and decorated and equipped with double glazing, air conditioning (heating and cooling) as well as the fitted Jacuzzi on the terrace

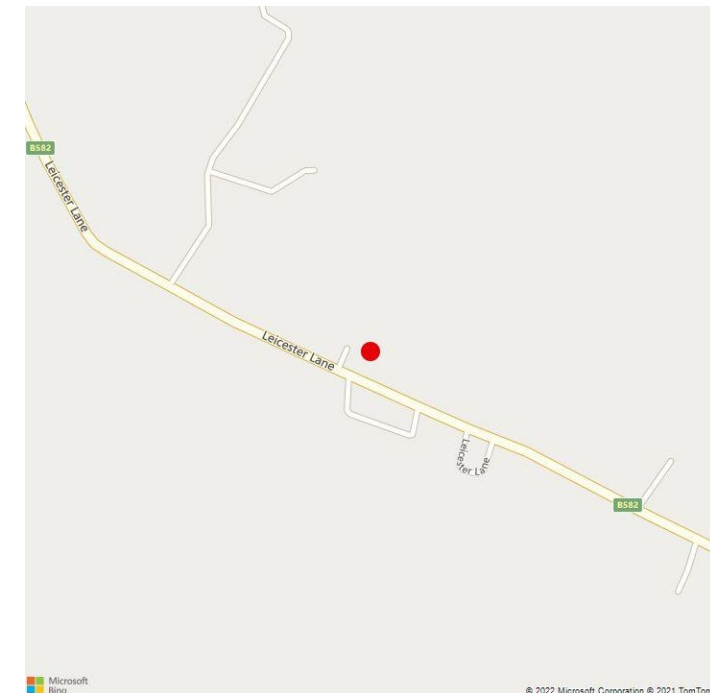
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LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated September 2022

