



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



FOR SALE

£385,223 Asking price

VILA CASTELO PARQUE, 8400-276

FERRAGUDO

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

This single storey apartment with a total constructed area of 112.5m² + 36.5m²

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.

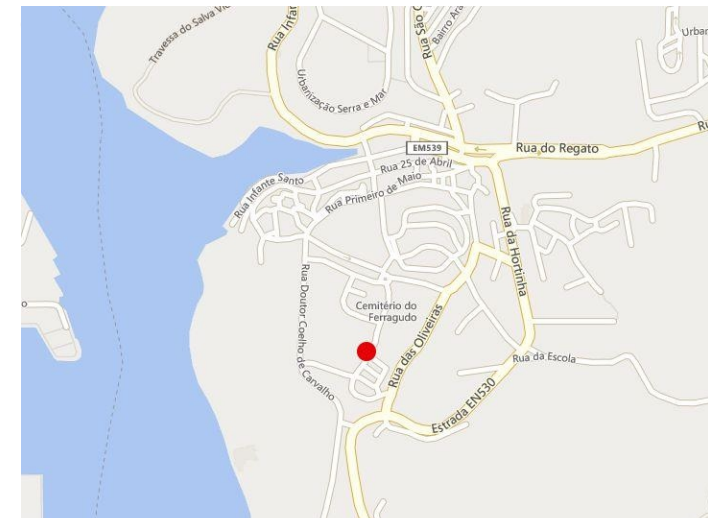
Separated from the living areas is a hallway (with storage) to the 2 double bedrooms, one separate shower room and the master bedroom with an en suite bath shower room.

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 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor



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EPC

The Property has an EPC Rating of B. A copy of the certificate is available on request.



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SUBJECT TO CONTRACT Disclaimer:

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