



### PRIVATE LUXURY MANSION WITH PRIVATE POOL AND LAKES FOR SALE IN EAST ALGARVE.

€ 4.995.000

#### PROPERTY DETAILS

Bedrooms:	3
Bathrooms:	4
Private Area:	650
Size of plot:	65720
Gross Construction Area:	
Pool:	
Construction year:	2009
Energy Efficiency:	A



This luxury mansion is placed on four parcels of land, totalling more than 6 ha, most of which is magnificently landscaped with hundreds of palms and other trees and includes 3 lakes with koi carp, horse stables, olympic standard horse riding arena, various paddocks and a golf practice area with a USGA putting green. This magnificent estate has great views over the landscaped gardens, to the mountains and sea and is complete with all the amenities you would expect. On entering the home, the entrance hallway with its sweeping staircase opens to the lounge and adjoining dining room. Natural polished stone has been integrated with stunning effects on the floors, walls and fireplace. On this level there is also the kitchen, two double bedrooms (both with full en-suite bathrooms) and guest WC. The first floor is allocated to the master suite comprising a hallway, the very large master bedroom with large outside terrace which has views over the landscaping and to the sea, television and sound system, fridge, full bathroom with TV, two person jacuzzi bath and separate walk in shower, dressing room / fourth bedroom and also a separate WC. The master suite is equipped with under floor heating. The basement of approx. 260 m2, has a bar, large sitting lounge / party room, cinema room, office area, technical room, laundry, various storage areas, shower and WC as well as provision for a gym. The basement also has underfloor heating. Other specifications include water heating carried out primarily by solar with gas backup, sound system (main rooms of house and gazebo), mosquito nets throughout, A/C, privacy/ security shutters in all rooms, fully fitted Italian kitchen with top end

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over the property viewed from iphone/ ipad, 12 x 6 m swimming pool with lighting, various outside BBQ and dining areas, heavy duty borehole, large cisterna, fully automated landscaped garden areas with irrigation systems, large driveway with Portuguese calçada, electric entrance gates from both ends of the property, gazebo with automatic shutters, wooden staff house (with two bed rooms, shower room, living area and kitchenette). Various storage buildings.



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**Important notice:** These particulars are not an offer or contract, nor part of one. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, layout plans and distances are for guidance only and should not be relied upon as a statement of fact. All property details have been provided by the seller and should not be considered factually accurate about the property, its condition or value. Exclusive Living Mediacao Imobiliaria Lda. holds no responsibility to the accuracy of the information and will not be held liable for any errors on any representation on the property. A buyer must not rely on this information without conducting an inspection or hiring professionals for surveys or legal services to verify all details and documentation prior to a property purchase.

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