



ALGARVE RIVER FRONT VILLA FOR SALE WITH BOAT ACCESS TO THE ARADE RIVER & ATLANTIC OCEAN IN SILVES

€ 4.500.000

PROPERTY DETAILS

Bedrooms:	3
Bathrooms:	4
Private Area:	335
Plot Size:	44440
Gross Area:	335
Pool:	
Construction Year:	1989
Energy Certificate:	B-



Set on the banks of the River Arade, by which you can sail to the Medieval town of Silves or the Marina of Portimao. This property can be accessed by boat, helicopter or car. A grand entrance invites you to this 4.4 hectare estate. Sitting within the grounds, alongside, is a small ruin that may add additional habitation/business possibilities. Peace and tranquillity are created by the location and the intrinsic water attributes of this property. All the water supply is sourced from the property's own abundant spring. An intricate lock and dike system feeds the expansive, lush gardens and the many water features, an infinity pool (with his and hers, bathroom) beach, lake, ponds and a waterfall. Entwined with creative relaxation areas, terraces and bridges. Observation towers from which to enjoy the views of the river and the variety of birdlife, including nesting storks and feeding Flamingo. Surrounded by exotic gardens of fruit and palms trees which are lit at night. Also, in the grounds, a large glass Summerhouse with climate control. This property has been previously used as an elaborate and picturesque setting for celebrations and events. The house itself is well constructed and features mainly varieties of natural stone, marble and granite. Stain glass windows that reflect images of the wild life and fauna, such a part of this property. The original house of 1989 was rebuilt in 2011 and to be expected with attention to detail and a high quality of fixtures and fittings. The open spacious open plan kitchen/diner/living area, leads directly onto the terrace overlooking the infinity fresh pool. On the same level exists a room, currently used as a bedroom, however, prepared with multi media wiring appropriate to convert

LAGOA

Rua Ernesto Cabrita, Edifício Vales L/A
8400-387 Lagoa - Algarve

VILAMOURA

Avenida Tivoli, B, Bloco 3, R/C Esq
8125-465 Vilamoura - Algarve

LAGOS

R. Dr. José Francisco Tello Queiroz, L 3, R
Loja R, 8600-707 Lagos

or games room with a bathroom. Also a Gym with a sauna, shower room and toilet. From the entrance hall there is a "safe" room which also houses the video surveillance and alarm system controls. A mahogany staircase leads to the floor above, where a large shared terrace overlooks the views of the gardens and the he river. There is an external staircase that will allow you to reach the first floor independently. On this first floor are two further bedrooms, ensuite. One of which, the Master bedroom has a fireplace, walk in wardrobe, a steam bath for two persons and bath. To fully appreciate the lifestyle or business opportunities of this unique property you would have to visit and savour the setting.



LAGOA

Rua Ernesto Cabrita, Edifício Vales L/A
8400-387 Lagoa - Algarve

VILAMOURA

Avenida Tivoli, B, Bloco 3, R/C Esq
8125-465 Vilamoura - Algarve

LAGOS

R. Dr. José Francisco Tello Queiroz, L 3, R
Loja R, 8600-707 Lagos



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.

LAGOA

Rua Ernesto Cabrita, Edifício Vales L/A
8400-387 Lagoa - Algarve

Tel.: +351 282 353 019

VILAMOURA

Avenida Tivoli, B, Bloco 3, R/C Esq
8125-465 Vilamoura - Algarve

Mobile: +351 918 024 082

LAGOS

R. Dr. José Francisco Tello Queiroz, L 3, R
Loja R, 8600-707 Lagos

Email: info@exclusivealgargevillas.com