

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

# 4-Bedroom Villa with Garden and Garage, Sargaçal Lagos

Ref: 87447538 | Faro > Lagos > São Gonçalo de Lagos



€499.000

|               |        |               |        |
|---------------|--------|---------------|--------|
| Business type | Sale   | Property type | House  |
| Bedrooms      | 4      | Bathrooms     | 3      |
| Area          | 150 m2 | Total rooms   | 5      |
| Balcony       | Yes    | Terrace       | Yes    |
| Heating       | Wood   | Building area | 150 m2 |

## Description

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It's Sunday, late spring. Lunch is on the deck, in the shade of the pergola, the automatic irrigation has already taken care of the lawn at dawn and the only sound from the street is a neighbour pulling into the end of the cul-de-sac. Lagos is eight minutes away. Today it can wait.

This is the end-unit villa on a quiet street in Sargaçal, the residential village just north of Lagos, inhabited year-round. Built in 2009 and renovated since then, it offers four bedrooms, three bathrooms, enclosed garage and private garden, spread over two floors.

The ground floor is one open space, from the entrance to the garden. The white handleless kitchen, remodeled in 2021, features quartz countertops, a breakfast bar, two built-in ovens and a pantry to the side, to keep the countertops clear. The grey porcelain flooring keeps the room cool in August and, in winter, the wood-burning stove leaning against the stone wall does the rest. The full-height sliding doors open directly onto the terrace, so from May to October the dining table moves outside.

Upstairs the atmosphere changes: floating wooden flooring and sloped ceilings. The master suite has its own bathroom with shower. Another bedroom opens onto a covered terrace of 8.8 m<sup>2</sup> with views over the tree canopies, with space for two armchairs and an unhurried coffee. The shared bathroom, also renovated in 2021, has a bathtub and separate shower. The reversible air conditioning, installed in 2023, is in the living room and all four bedrooms.

The garden was designed to require minimal maintenance: composite decking that doesn't splinter or need oil, a pergola for shade, lawn with automatic irrigation and flower beds. There is space for a small pool, subject to licensing. The enclosed garage fits one car and still has room for bicycles, surfboards and gym equipment that never fit anywhere else. Energy certificate B, with thermal solar panels for most of the hot water.

Lagos historic centre and marina are about 8 minutes by car. Meia Praia and Praia da Luz are each about 10 minutes away, close enough for a swim after work. Faro airport is about an hour away via the A22.

Important note: the villa is sold under a surface rights regime granted by Lagos Municipality Council, valid until September 2075. The land is owned by the Municipality. Complete documentation, including a written statement from the Council clarifying the conditions, is ready for your lawyer.

### Key features

4 bedrooms, 3 bathrooms, master suite, guest WC on ground floor

150 m<sup>2</sup> of gross private living area, 195 m<sup>2</sup> total including garage, on a 196 m<sup>2</sup> plot

Built in 2009, kitchen and bathrooms renovated in 2021

Energy certificate B, thermal solar for hot water

Reversible air conditioning in living room and all 4 bedrooms (2023), wood-burning stove

Quartz countertops, pantry, two built-in ovens

Covered terrace of 8.8 m<sup>2</sup> off one bedroom

Private garden: composite decking, pergola, lawn with automatic irrigation, space for small pool

Enclosed garage

End-unit villa on a quiet cul-de-sac, about 8 minutes from Lagos

Sold unfurnished

Surface rights until 2075

I would be delighted to show you the house in person, or to first explain how surface rights work, with your lawyer, so you know exactly what you are buying before your visit.

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