



Algarve Farmhouse Silves

+351 912 470 930

€595,000

- 1.1 Hectare Farm
- 3 Bedroom Farmhouse
- Outbuildings/Equestrian
- Privately situated

Slideshow - [Click here for You Tube link](#)

GENERAL

Beautiful, renovated 3 bedroom farmhouse set within a mature tree lined boundary giving total privacy.

Large pool area and covered terrace offer fantastic entertainment, or equally, relaxation space.

Accessed from a tarmac road, the farm is ideal for equestrian activities. Currently utilised for horse keeping, the focus has been from a natural approach and includes a small track system/paddock paradise.

This configuration would equally lend itself to the smallholder and off-grid homeowner.

The farm is centrally located in the Algarve, just 20 minutes drive to beaches of Armacao de Pera and a little further to some of the most stunning and highly rated beaches in the world.

Market towns of Algoz and historic Silves sit either side and are just a 10 and 15 minute drive away.

THE RESIDENCE

Based on a traditional stone Algarvian farmhouse, this property is ready to move into and has been lovingly renovated by previous owners.

Well insulated and heated by one log burner. All rooms also offer heater/air conditioner units. Hot water is from a solar system. Borehole water. Waste water to septic tank. Tilt and turn doubling glazing with built in fly screens and roller shutters on most windows. Total area 110m².

The traditional wooden front door sits perfectly framed under a full width attractive terrace, and opens into a welcoming entrance hall. Doors from this leads to the bedrooms and lounge.

LOUNGE (5m x 4.2m)

The lounge has double glazed patio doors leading out onto the pool and entertaining area.

Tiled floor and heated by a wood burning stove. Air conditioning/heater unit. Through archway to the kitchen

KITCHEN (4.2m x 3.7m)

The well-equipped kitchen features granite worktops, range of cupboards and dining area.

Double aspect double doors which open on to pool/entertainment area and side patio make this kitchen a lovely, bright space.

Sink and built in electric oven with gas hob and extractor hood. Tiled floor. Ceiling fan. Plumbing available for dishwasher.

BEDROOM 1 (3.7m x 3.5m)

Opening off the lounge is the master bedroom. On-suite shower and toilet. Double doors to pool and entertainment area.

Air conditioning/heater unit and low wattage panel heater. Built-in wardrobe. Tiled floor. Recessed lighting. Side window facing east towards the horse paddocks.

BEDROOM 2 (3.1m x 2.8m)

Opening off the hallway is bedroom 2. Large, full width build-in wardrobe with sliding doors.

Air conditioning/heater unit. Tiled floor. Recessed lighting. Single glazed

traditional style window to the south.

BEDROOM 3 (3.5m x 2.8m)

Opening off the hallway is bedroom 3. On-suite shower and toilet.

Air conditioning/heater unit. Low wattage panel heater. Built in wardrobe. Tiled floor. Recessed lighting. Single glazed traditional style window to the south.

FAMILY BATHROOM (2.5m x 2m)

A white suite comprising of bath with shower over, toilet and hand basin unit with large mirror. Plumbing for bidet. Tiled floor. Recessed lighting.

OUTBUILDINGS & LAND

The approach is via large double gates over a gravel driveway with ample parking for several vehicles.

Off the driveway is a large outbuilding (50m²) accessed via large double doors. Suitable for workshop, garage, stabling, studio etc. Lighting, power and water inside. Worktop with sink and plumbing for two washing machines.

Next to the garage is a fenced dog pen

with large kennel.

Over the other side of the drive there is a small outbuilding containing borehole and irrigation equipment.

The pool/entertainment area is fully walled with gates for access and bordered by palm trees. Creating a secluded and sheltered space ideal to dress to your personal taste. The large tiled terrace surrounds the swimming pool and offers plenty of room for sunbeds and additional outdoor furniture. Pool side shower.

The covered entertainment area extends to a generous 40m² and ideal for placing a large dining table, gas BBQ etc.

To the side is another tiled terrace giving access to the kitchen. From here, steps lead up the roof terrace. Ideal for admiring the magnificent sunsets over the mountains of Monchique. And watching the horses, of course!

THE LAND

Extending to 11,160m² and surrounding the property on three sides, the flat land is fully ring fenced and bordered by mature trees including pomegranates,

olives, almond, walnut, clementine, fig, bay, oak and avocado.

No rights of way and the land is fully irrigated.

The land is currently utilised for equestrian use with emphasis on naturel horse keeping. The property is licensed for up to 10 horses.

There is a small track system/paddock paradise with interchangeable routes, large, well-built walk-in field shelters and flexible paddock configuration including roundpen. Currently divided into three paddocks, all with large trees providing additional day round shade.

A small horse-friendly food forest is nicely established with trees including alder, hawthorn, copper beech, dog rose plus many more.

The ground is free draining with a variety of surfaces within the paddocks.

Two riding areas are located on the other side of the property. These could be used for further turnout if required.

All fencing is permanent electric and

suitable for stallions. There is an area to site a 12m horsewalker.

Good access for deliveries, horsebox and plenty of space for hay.

LOCAL INFORMATION

The property is freehold with mains electric, own borehole and drainage is private.

The historic city of Silves and the towns of Algoz and Messines are within 15 mins drive away which offer schooling, doctors, supermarkets, cafes, general stores, post office, ATM, Chemists etc.

Guia shopping Mall is 25 mins, Faro Airport 45 mins. Seville 2hrs. Easy access to A22 motorway and A2 to Lisbon.

Energy Rating: C

VIEWING

Please call to arrange a viewing on +351 912 470 930.

These details are offered as a general guide to purchasers and do not constitute an offer of contract. All measurements and distances are approximate.









