

A rare opportunity. Totally protected environment. Private finance available.

## ***Lago Vista***

Monte da Rocha  
Ourique, Alentejo  
Portugal

Price: 485000 euros (ono)



**Lago Vista is an exceptional country villa in an idyllic location. Set within 1 hectare of mature gardens beside the Monte da Rocha Lake, with its own private access to the water's edge, it offers the very best of country living.**

Built in 1999 and finished to the highest standards throughout, the villa (310 m sq) offers very spacious accommodation having 3 ensuite bedrooms, a generous lounge and a very large open plan family dining room and kitchen.

The main entrance to the villa is via a delightful garden room which also gives access to the veranda that extends around 2 sides of the property.

Steps lead down from the veranda to the grounds which include the gardens, the swimming pool terrace and a large hard court sports area suitable for tennis, badminton, short football etc.

A gate from the garden lead directly to the edge of the lake for sailing, canoeing or rowing. As the lake is part of a nature reserve motorised craft are not permitted on the water.

### **Accommodation Details**

The Garden Room is part brick and part trellised and serves as a summer lounge providing cool shade during the heat of the day. This room leads on to the veranda and then the front door into the dining room.



It is 3 metres deep so also provides ample shade during summer, keeping both the lounge and dining room cool. As it is south facing it is also the perfect place to enjoy the warm winter sunshine during the day.

The Veranda is an important part of the living space in Lago Vista. Overlooking the gardens and swimming pool it is ideally suited to an alfresco lifestyle.



The Dining Room (6m x 5m) and Kitchen (6m x 5m) together form the heart of Lago Vista. As in the best tradition of country-house living, this is where family and friends can gather for meals and friendly conversation.

The dining room has full length patio doors on 2 sides leading onto the veranda, which when opened, perfectly blend the outdoor and indoor living space.

The kitchen area is fitted with cream 'Shaker Style' kitchen units with granite worktops. There is also a large woodburning stove with built in oven which keeps the house warm during the cooler winter nights as well as giving the opportunity for more traditional baking.



A door leads from the kitchen into the Lounge (6m x 5m) which also has a smaller woodburning stove. There is also an exterior door giving access onto the veranda.

The Master Bedroom Suite (11m x 4m) includes a spacious double bedroom, a dressing room with ample clothes storage space and a large 'wet room style' shower room with shower, washbasin and W.C.

This room benefits from fabulous views overlooking the lake.

The Guest Suite (4m x 4m) which leads directly off the dining room includes a double/twin bedroom and shower room with shower, washbasin and W.C.

The Study/Bedroom 3 (6m x 5m) leads directly from the lounge and includes a double/twin bedroom and full bathroom with bath and shower over, washbasin and W.C.

This room also benefits from views of the lake.

At the choice of the present owners this 'bedroom' is currently open plan with the lounge. However, it can be easily separated with the addition of one internal wall and entrance door.

## Outside

To the front of the property there is a gravel driveway providing parking for up to 6 cars plus a carport which will accommodate 2 large cars comfortably.

The Gardens can best be described as a secluded sub-tropical paradise. The careful combination of local stone and indigenous fruit trees with the introduction of more exotic palms and fir trees has divided the gardens into areas to suit both your mood and the climate. The gardens also remain green all year round.



At the bottom of the steps leading down from the veranda is a large terrace, perfect for outdoor entertaining and barbeques. A further smaller terrace provides a quiet shady corner in the heat of summer becoming a sheltered suntrap on winter days.



The large 12m x 8m swimming pool has an ample sun terrace and is again surrounded by shady trees and flowering shrubs. The delightful pergola also provides a further place for cool relaxation.



The hard court sports area, which is fully enclosed is the ideal place for the young and young at heart to let off steam with a game of tennis or football.

The real bonus of Lago Vista is that it has direct access from the garden to the lake. Monte da Rocha Lake and all the land surrounding it falls within a recently created nature reserve, which includes a protected breeding area for, in particular, a number of species of eagles and other magnificent birds of prey. As a result the whole area is stunningly beautiful and unspoilt and will always remain so as no further development will be permitted.

### **Other features of the Property**

All windows have wooden shutters and fly screens fitted.

All rooms have wood panelled ceilings and fans fitted.

The property has its own borehole to supply water and its own solar system for electricity with an 8.5 Kw capacity.

Propane gas is used for cooking.

The gardens have a full irrigation system.

The property is in an excellent state of repair and decoration both internally and externally.

### **The Locality of the Property**

The town of Ourique is only a short 10 minute drive from the property. It is the principal town for the wider municipality of Ourique and is therefore well served in terms of shops and other public amenities.

There are 2 large supermarkets, other smaller shops including 2 chemists, a post office, several banks, 2 fuel stations, a library, cinema and public swimming pool, as well as a health centre and dentist should you need them.

The police, fire, ambulance and air ambulance services are also stationed in the town as are all the public administrative departments.

### **Transport Links**

The property is well served in terms of road, rail and air transport.

Ourique sits beside the IC1, which itself gives access to the IP1 (A2) motorway. By car the Algarve can be reached within 1 hour, Lisbon in approximately 1 ½ hours and the beautiful unspoilt beaches of the West Coast in approximately 50 minutes. The railway station is approximately 7km away providing high speed links to both Lisbon and the Algarve.

Beja airport has recently opened and can be reached in 40 minutes, Faro airport in 1 hour and Lisbon airport in 1 hour and 15 minutes.

### **Forthcoming Attractions**

There are 2 new golf courses planned for this area, both within a 10 minute drive of the property.

### **Finance**

The current owners of Lago Vista are in a position to offer private finance for the purchase of the property.

### **Our Comments**

It is very rare that a property of this calibre in such an exceptional location, becomes available. An early inspection is highly recommended.

