



**COUNTRYSIDE | Traditional T4 Villa at Arão, Mexilhoeira Grande for Sale - Portimão**

**640,000 €**

**Property Details**

Reference:	1066
Bedrooms :	4
Bathrooms :	3
Size of plot :	7920
Gross Construction Area:	217
Construction year :	1989
Energy Efficiency :	E
Condomium:	-

Balcony  
 BBQ  
 Close to the Beach  
 Close to the Golf Course  
 Close to the Town  
 Countryside  
 Coverable Pool  
 Equipped Kitchen  
 Fenced  
 Field View

**Property Features**

Fireplace  
 Fitted Wardrobe  
 Fruit Trees  
 Garage  
 Garden  
 Partially Furnished  
 Patio  
 Private Garden  
 Private Pool  
 Residential Area  
 Satellite TV  
 Secluded  
 Solar Panels  
 South-facing  
 Storage  
 Storage Room  
 Terrace  
 Trees

**Office : Lagos**

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## Property Description

### Rural property for renovation in the Algarve with a large plot.

Our LiveAlgarve Realty Team presents you with a traditional Portuguese country house, located in Arão near Mexilhoeira Grande. It offers an opportunity to purchase a **renovation project in the Algarve**. Built in 1989 on a generous 7.920 m<sup>2</sup> plot, the property lies between Lagos and Portimão, two of the most desired cities in the Algarve. Although the house needs renovation, its location, size, and layout are attractive to buyers seeking a rural lifestyle near the coast.

### Interior layout

The property extends over two levels.

- **Ground floor:** entrance hall, open living and dining area with patio doors, fitted kitchen, two double bedrooms (one en-suite), a third room suitable as an office or bedroom, and a family bathroom.
- **First floor:** a large double bedroom with en-suite bathroom and direct access to a spacious terrace, ideal for enjoying panoramic countryside views.

### Outdoor areas and additional structures

The grounds include several traditional features: terraces, bread oven, barbecue, natural garden, swimming pool with tiled surround, an annexe (convertible to a T1 apartment), pergola, and garage. Buyers should note that some of these elements are not currently registered. The outdoor spaces provide a strong framework for transformation, whether for private enjoyment or future rental use.

### Utilities and infrastructure

The house is connected to mains electricity and water and is served by a septic tank. Windows are single glazed with manual shutters. The property also carries a public right of way and a watercourse that requires maintenance, aspects that prospective buyers should consider.

### Location advantages

The property lies only 3 km from the village of Mexilhoeira Grande, while Lagos is 10 km away and Portimão is 13 km. Faro International Airport (FAO) can be reached in approximately 50 minutes via the A22 highway.

- **Beach access:** 7.8 km
- **Golf course (Penina):** 6.4 km
- **Nearest school:** 3.3 km

This combination of countryside seclusion and accessibility to the Algarve's beaches, golf courses, and towns makes the location attractive.

### Investment potential

For international buyers seeking a **property for renovation in Portugal**, this house offers significant possibilities. With careful planning, it could become a spacious family home, a sustainable smallholding, or even a rural guesthouse (subject to necessary permissions). The project requires investment, but its scale and location create a distinctive opportunity within the Algarve real estate market.

### Interested?

Get in touch with our LiveAlgarve Realty Team for further information and to schedule your private viewing.