



**Luxury | Classy T3+2 Villa for Sale in Barão São João - Lagos**

**1,750,000 €**

**Property Details**

Reference:	1133
Bedrooms :	5
Bathrooms :	5
Size of plot :	43880
Gross Construction Area:	191
Construction year :	2010
Energy Efficiency :	C
Condomium:	-

**Property Features**

Air Conditioning	Double Glazing	Outdoor Kitchen
AL Renting Licence Eligible	Electric Car Charger	Pool
Alarm System	Equipped Kitchen	Private Garden
Automatic Gates	Front Porch	Private Pool
Automatic Irrigation	Garage	Secluded
BBQ	Garden	Storage
Carport	Golf View	Terrace
CCTV	Heated Swimming Pool	Trees
Close to the Golf Course	Intercom	Underfloor Heating
Countryside	Laundry	

**Office : Lagos**

LiveAlgarve Realty Eagle Meridian Mediação Imobiliária LDA AMI 11663 Rua Fernão Vilarinho, Bloco C, Lote 16, Loja G 8600-315

Tel : +351 282 035 092

**Agent Information : Sergey Malinka**

Email : info@livealgarve.com

Tel : +351 914 168 557

## Property Description

Our LiveAlgarve Team showcases a south-facing 3+2-bedroom Villa in Barão São João. Its location in the western Algarve offers an attractive approach to luxury country living. Its proximity to Lagos and the growing Espiche Golf area ensures both privacy and convenient access, appealing to permanent residents and international buyers seeking a second home in Portugal.

Built in 2010 and recently renovated, the house features modern Portuguese architecture respecting regional traditions. White rendered volumes, spacious terraces, and well-integrated outdoor areas allow the property to respond naturally to the Algarve's intense light. The south-facing orientation optimises sunlight and maintains a strong connection between indoor and outdoor living year-round.

**Inside**, the spatial flow is designed for everyday use. The layout prioritises everyday functionality. The main floor includes 3 bedrooms and principal social areas, offering a practical arrangement for family living. The living/dining area and kitchen connect seamlessly, with direct access to terraces and the pool. On the top floor, you will find 2 additional well-sized bedrooms.

For much of the year, the house is used as much outdoors as indoors. It could accommodate guests, extended family, remote working arrangements, or private leisure spaces, depending on the owner's priorities. There are 5 bathrooms distributed throughout the property, reinforcing the sense of comfort without excessive density.

The estate demonstrates a strong focus on construction quality and technical resilience. High-quality insulation, underfloor heating, and integrated air conditioning with humidity control ensure a stable interior climate year-round.

**Outside**, the heated swimming pool and terraces offer a private, protected setting. The outdoor areas are thoughtfully designed for dining, relaxation, and entertaining, while landscaping and layout enhance the property's sense of seclusion.

The villa's **features** include a borehole and septic tank system, reducing reliance on external utilities and supporting a more independent lifestyle. In today's context of environmental awareness and resource management, this semi-self-sufficiency is a significant advantage.

## Location | Western Algarve

Barão São João offers a strategic location, balancing countryside tranquillity with easy access to the coast. The area retains its authentic Algarve character, while key destinations remain within easy reach.

### Distances

- **Lagos Historic Centre:** approximately 10 minutes
- **Lagos Marina:** approximately 15 minutes
- **Praia da Luz Beaches:** approximately 12 minutes
- **Meia Praia Beach:** approximately 15 minutes
- **Espiche Golf Resort:** only a few minutes away
- **Palmares Golf Resort:** approximately 20 minutes
- **Faro International Airport (FAO):** approximately 1 hour
- **Sagres and the Western Coastline:** approximately 30 minutes

The ongoing development around **Espiche Golf** sweetens the area's long-term appeal, especially for buyers interested in evolving infrastructure and lifestyle investment trends in the Algarve.

This villa does not attempt to imitate resort architecture or a temporary luxury aesthetic. Instead, it delivers a residence defined by quality space, climatic intelligence, and discretion in one of Portugal's most desirable coastal regions.

## Interested?

Please contact our LiveAlgarve Realty Team for further information on this beautiful property and to schedule a private viewing.