



The Ultimate Work-Live Estate, 3 Bedroom Villa with Massive Warehousing in Guia

Commercial in Guia

ref. **PIP1064KS**

787.500€

Prime N125 Location | 2 Substantial Warehouses | Expansive Private Plot

Rarely does a property offer such a seamless blend of comfortable family living and high-capacity commercial potential. Situated on a fully fenced, gated plot with direct access to the N125, this estate in Guia is a strategic gem for entrepreneurs, hobby farmers, or those seeking a home with unparalleled storage.

The Residence: Solid, Stylish, and Ready

The main home balances traditional Algarve charm with modern peace of mind.

Featuring updated plumbing, electrics, and refurbished bathrooms, the interior is move-in ready.

Comfortable Living: Spacious lounge with a cozy fireplace for cooler evenings.

Outdoor Lifestyle: Multiple covered terraces and a dedicated BBQ zone designed for year-round entertaining.

Modern Upgrades: Double-glazed windows throughout and a private garage.

The Potential: Business, Storage, or Agriculture

The standout feature of this estate is its sheer versatility:

Two Massive Warehouses: Professional-grade spaces perfect for a distribution hub, workshop, or secure collection storage.

Fertile Land: The large, flat plot is ideal for a market garden, smallholding, or hobby farm, benefiting from the Algarve's world-class growing climate.

Status	New Listing
Type	Commercial
Energy	E
Year of Construction	1989
Year Renovated	2010
Bedrooms	3
Bathrooms	2
Plot Area	3640
Built Area	463



Additional Space: Extensive attic access and various outbuildings offer even more room to expand.

The Location: At the Heart of Everything
Positioned perfectly for logistics and leisure:

Retail & Transit: 1km to Algarve Shopping and just 1.7km to the A22 motorway.

Local Charm: 5 minutes to the famous chicken piri-piri restaurants of Guia.

Coastal Access: Only 10 minutes (6km) to the vibrant Albufeira Old Town and golden beaches.

Global Link: A swift 30-minute drive to Faro Airport.

Whether you are launching a business, securing a rural retreat, or looking for a family home that works as hard as you do, this Guia estate delivers on every level.



Gallery



1 . Property



2. Property & Land



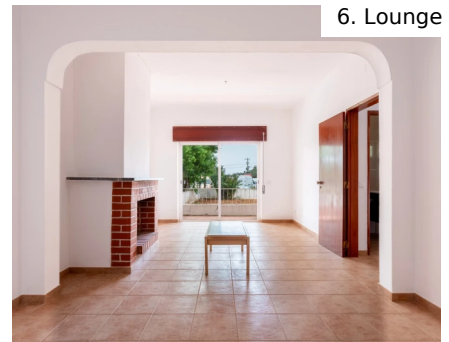
3. House



4. Kitchen



5. Kitchen



6. Lounge



7. Lounge



8. Bedroom 1



9. Bedroom 1



10. Bedroom 2



11. Bedroom 2



12. Bathroom 1