

Villa Gramacho

Region: Carvoeiro **Sleeps:** 10

Overview

Everything you need for a laid-back fuss-free holiday in the sun is at your fingertips at Villa Gramacho. Whether you're travelling as a group of adults or with kids, this beautifully spacious traditional villa boasts something for everyone, with five pleasant bedrooms which can easily sleep up to ten guests.

Villa Gramacho is located at the end of a private driveway with plenty of space for cars. The villa itself is hidden from passersby and flanked on all sides by lush green trees and plant life, providing a natural security curtain during your stay.

Once you enter the villa, you'll be greeted by neat minimalist decor giving the villa a clean, modern feel, despite its traditional exterior. In your communal areas is a large space with two comfortable sofas overlooking the swimming pool and the family TV.

You have access to a fully-equipped kitchen with a small island for casual dining. Adjacent to the kitchen is a dining nook with space for your entire group to enjoy meals together. Alternatively, you can dine out on the villa's terrace, where a large covered dining table is located.

Outside, you have access to a private swimming pool along with a sun terrace complete with sun loungers and parasols for shade. The swimming pool is split into two areas separated by a barrier - a large swimming pool and a small splash pool for young children. Within the villa's expansive grounds is also a full-sized tennis court which you're free to use at your leisure.

When it comes to sleeping arrangements, Villa Gramacho offers four simple comfortable bedrooms split across two floors. An additional bedroom is available within the guest house.

Bedroom 1

Bedroom 1 is located on the villa's ground floor with two twin beds and an en-suite bathroom with a bath.

Bedrooms 2 & 3

Bedrooms 2 & 3 are also located on the ground floor, with one featuring two twin beds and the other having a single, double bed. These two rooms share a connected bathroom.



Bedroom 4

Bedroom 4 is on the upper level of the main villa with a sofa bed which can sleep two people and its own en-suite bathroom with a shower.

Bedroom 5

Bedroom 5 is located away from the main villa on the ground floor of the guest house with a sofa bed that can sleep two guests and has its own private en-suite bathroom with a shower.

Facilities

Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Tennis Court • Ground Floor Bed & Bath • Satellite TV • Working Fireplace/Woodburner • Fenced Grounds • Golf Nearby • Tennis Nearby • Outstanding Landscapes
• Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Villa Gramacho is a beautiful villa situated near the center of Carvoeiro. There is a large private swimming pool which can be heated at an additional cost. The pool has a separate section for children. There's also a tennis court at your disposal, including six rackets.

Ground Floor

- Large living room with comfortable sofas, satellite TV, fireplace and access to the pool area
- Open plan dining area for 8 people and access to the terrace
- Well equipped kitchen with breakfast area
- Bedroom with two single beds (90 x 200 cm), access to the garden and en-suite bathroom with bath
- Bedroom with double bed (140 x 200 cm) and access to the garden
- Bedroom with two single beds
- Family bathroom with bath
- Guest toilet

First Floor

- Master bedroom with double bed (140 x 200 cm), access to a private terrace and en-suite shower room

Guest House

- Small living area with sofa bed, satellite TV and access to the garden
- Bedroom with king size bed (180 x 200 cm), access to the garden and en-suite shower room

Exterior Grounds

- Private heated swimming pool (extra cost, see T&Cs) (11 x 5 x 2 m)
- Large patio and garden area
- Covered terrace
- Outdoor dining
- Various sun loungers
- Garden furniture
- Various parasols
- Barbecue

Additional Facilities

- Wi-Fi connection
- Air-conditioning (extra cost, see T&Cs)
- Washing machine
- Satellite TV
- Tennis court
- Tennis rackets



- Parking

Location & Local Information

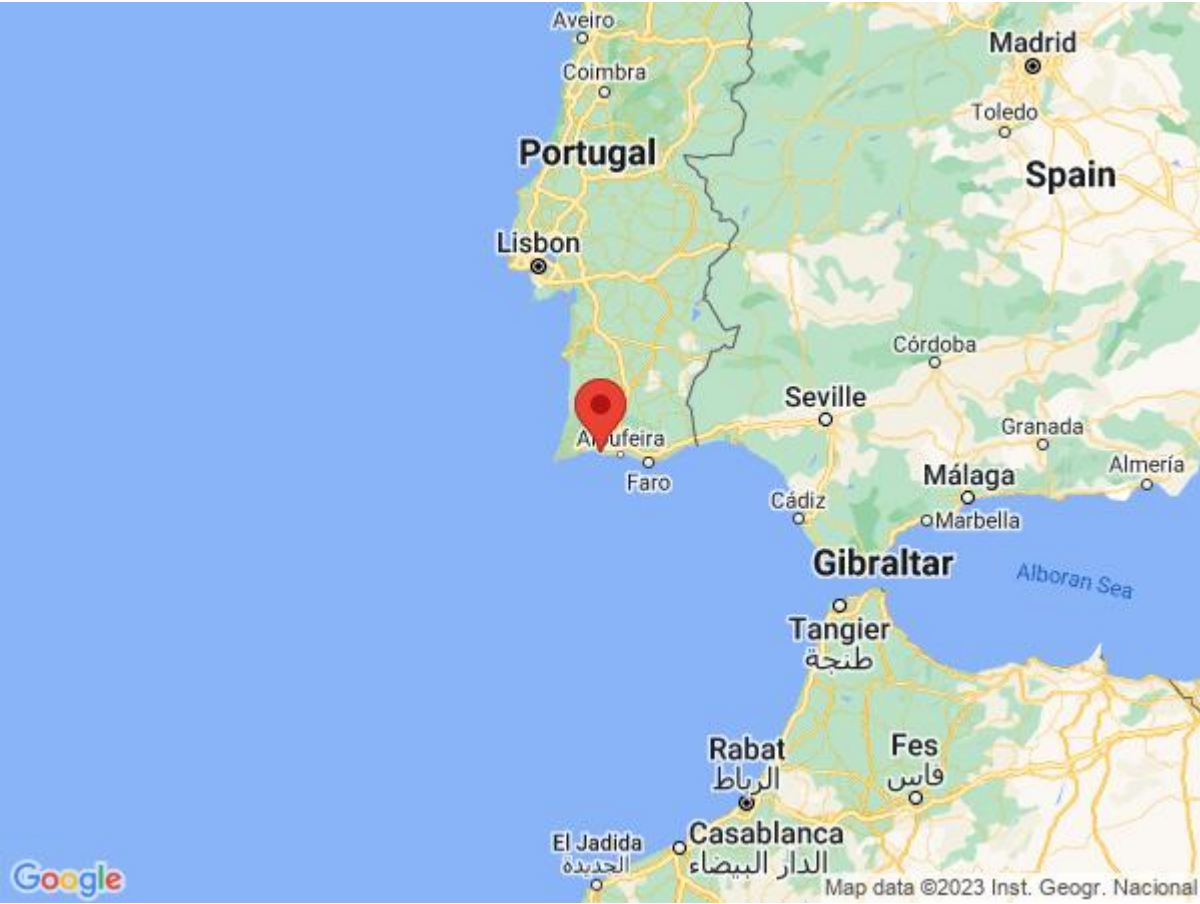
Villa Gramacho is located on the outskirts of Carvoeiro, a small fishing town located on the coast of the Algarve, around 50 minutes from Faro Airport. Your villa is located on a very quiet residential estate, far from the hustle and bustle of the main tourist centre and large groups. If you're arriving at the villa by car, Villa Gramacho is well-served by nearby road links, and you can get around the Algarve, and wide Portugal, with ease.

The nearest beaches to Villa Gramacho are Praia do Vale de Centeanes, a quiet golden sand beach which is five minutes away by car, and Praia de Carvoeiro, which is ten minutes away by car. While both beaches are within walking distance to the villa, we recommend renting a car for the duration of your stay as the area is relatively hilly, and the climb back up to the villa can be too steep for some guests. Of the two beaches, Praia de Carvoeiro is slightly more popular with visitors as it's located on the edge of Carvoeiro town.

In Carvoeiro town, you'll find local shops, bars and restaurants which you can try. You're also just a short drive away from more populous areas like Portimão (20 minutes), Lagos (35 mins) and Albufeira (30 minutes).

Local Amenities

Nearest Airport	Faro Airport (61 km)
Nearest Ferry Port	Faro Ferry Port (79 km)
Nearest Village	Gramacho (1 km)
Nearest Town/City	Carvoeiro (5 km)
Nearest Restaurant	SemiXO Restaurant (950 m)
Nearest Bar/Pub	Harrys Bar (3 km)
Nearest Supermarket	Spar (2 km)
Nearest Beach	Vale de Centeanes Beach (2 km)



Nearest Golf	Vale de Minho Golf Course (1 km)
Nearest Tennis	Portimao Tennis Club (16 km)

What we love

- Having our own tennis court was a great way to both keep kids entertained and keep active during our stay
- The secondary guest house is great for group members who like their own privacy and space
- Villa Gramacho is really secluded and peaceful making it an ideal choice for groups looking for a relaxing break

What you should know...

- Some of the villa's bedrooms share bathroom facilities
- Villa Gramacho is located in a relatively hilly area which may not be suitable for guests with mobility issues
- We recommend renting a car during your stay as it will make getting around significantly easier
- The area in which Villa Gramacho is located is a quiet residential estate set back from town, so it may not be the right choice for groups looking for a lively villa escape

Terms & Conditions

- Security deposit: €450 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Not included in the rental price, extra €150 per week to be paid with the balance. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price. Air conditioning has an extra cost of €150 per week to be paid with the balance.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights
- Changeover day: Saturdays.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not permitted.
- Pool heating charge?: For those who require jacuzzi heating, there will be an additional charge of €150 per week (to be paid with the balance). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.