



## Modern 3 bedroom Townhouse with private pool & studio near beaches and town



### Agenten-Info

|                         |                        |
|-------------------------|------------------------|
| Name:                   | Paul Greenhalgh        |
| Name der Firma:         | Compass Property Sales |
| Land:                   | Portugal               |
| Erfahrung seit:         |                        |
| Art der Dienstleistung: | Immobilien verkaufen   |
| Spezialgebiete:         |                        |
| Art der Immobilie:      | Wohnungen              |
| Telefon:                |                        |
| Sprachen:               | Portuguese             |
| Webseite:               |                        |

### Anzeigen-Details

|                |               |
|----------------|---------------|
| Immobilie für: | Kaufen        |
| Preis:         | USD 587,592.2 |

### Standort

|                       |                     |
|-----------------------|---------------------|
| Land:                 | Portugal            |
| Staat/Region/Provinz: | Faro                |
| Stadt:                | Vila Nova De Cacela |
| Adresse:              | Vila Nova de Cacela |
| Veröffentlicht:       | 17.06.2025          |

### Beschreibung:

Located in the charming village of Vila Nova de Cacela, in the heart of the sought-after East Algarve, this contemporary townhouse offers a superb blend of comfort, style, and convenience just minutes from the golden beaches of Manta Rota. With local shops, traditional restaurants, golf courses and the picturesque town of Tavira all close by, it is an ideal base for full-time living or tranquil getaways.

Built in 2017, the home offers a well-designed living space. All three bedrooms are on the first floor, creating a clear separation between living and sleeping areas. There are four modern bathrooms, and the bright living and dining spaces are complemented by a separate, fully equipped kitchen featuring sleek black granite worktops.

From the lower floor, step out to a private outdoor haven: a kidney-shaped swimming pool, sun terrace, and built-in BBQ perfect for soaking up the Algarve sunshine and entertaining guests. The garage has been cleverly converted into a self-contained studio apartment, adapted for limited mobility. This well-maintained townhouse is a standout opportunity as a permanent home, holiday retreat, or investment in one of Portugals most desirable coastal regions.

### VILA NOVA DE CACELA

Vila Nova de Cacela is a charming and tranquil village located in the eastern Algarve region of Portugal,



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nestled between the historic town of Tavira and the bustling resort of Monte Gordo. Part of the municipality of Vila Real de Santo António, it offers a unique blend of cultural heritage, natural beauty, and peaceful coastal living. Despite its small size, Vila Nova de Cacela boasts a rich history dating back to Roman and Moorish times. Its strategic hilltop location provided ideal vantage points for defense, which is still evident in the ruins of the 18th-century Cacela Velha fortress. The neighboring hamlet of Cacela Velha is especially picturesque, with its whitewashed houses, cobbled streets, and panoramic views over the Ria Formosa Natural Park. This protected area is a haven for birdwatchers and nature lovers, offering unspoiled beaches, sandbars, and lagoons teeming with wildlife.

The beaches near Vila Nova de Cacela are among the most stunning in the Algarve. Praia da Fábrica, accessible by a short boat ride across the Ria Formosa, is often listed as one of Portugal's best-kept secrets. With its golden sands and calm, crystal-clear waters, it provides a serene escape far from the crowds of more commercialized beach destinations.

In the heart of Vila Nova de Cacela itself, you'll find a laid-back atmosphere with a mix of traditional Portuguese life and modern amenities. Local markets, small cafés, and family-run restaurants serve fresh seafood, regional dishes, and Algarvean sweets. The town hosts several festivals throughout the year, celebrating local culture, food, and music, which offer an authentic glimpse into the regions traditions. For golf enthusiasts, the area is home to the world-renowned Monte Rei Golf & Country Club, considered one of the top golf courses in Europe. Its rolling fairways and luxurious setting attract visitors from around the world seeking both sport and relaxation.

Whether you're seeking a peaceful retirement destination, a quiet holiday spot, or simply a place to experience the authentic Algarve, Vila Nova de Cacela provides a perfect blend of charm, history, and natural beauty. Its slow pace of life and stunning surroundings make it a true hidden gem, ideal for those who want to enjoy the Algarve away from the tourist trail.

## VILA REAL DE SANTO ANTONIO & CASTRO MARIM

The villages of Castro Marim and Vila Real de Santo Antonio are situated on the Guadiana River, the river that separates Spain and Portugal. Because both towns are border towns near the ocean, historically both Castro Marim and Vila Real de Santo Antonio have been of high strategic military importance. The natural beauty of Castro Marim has created a village which seems a little detached from the rest of the Algarve, where people enjoy a slower pace of life. Properties tend to be mostly residential. The proximity to the golf courses of Quinta do Vale and Castrom Marim golf makes it an interesting location for golf lovers. The fabulous blue flag beach of Praia Verde with its various quality restaurants is within a 5 minute drive. Access to the A22 is quick and easy and therefore offers a good opportunity to visit shops, restaurants and life just over the border into Spain. Visiting the salt flats of Castro Marim is an excellent opportunity to get to know more about the customs of this Mediterranean village.

Vila Real de Santo Antonio is known for its pretty cobble stone streets, the marina and a great sports centre and tennis school.

## COMPASS PROPERTY SALES

We are a fully licenced (AMI 17591) real estate company with a vastly experienced team that have an abundance of local knowledge, focusing on property sales predominantly in and around Tavira and the Eastern Algarve. The company was established to offer all our property buyers and sellers alike, a highly professional, friendly and approachable service ensuring a smooth and problem free sales process. Contact us or visit us now to chat in more detail about how best we can help you find the perfect property in the beautiful Algarve. The main office of Compass Property Sales, with ample parking directly



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outside, is located on the west side of Tavira just 300 metres from the landmark Sail Roundabout.

- REF: V-SCA

Gebaut: 2017

## Allgemein

Schlafzimmer: 3

Badezimmer: 4

Fertige m<sup>2</sup>: 127 m<sup>2</sup>

Grundstücksgröße: 163 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://tour.giraffe360.com/e4b5c699810440d2add2cbf9ad59adef/>

## Kontaktinformation

IMLIX ID: V-SCA

