



## Excellent 5 Bedroom Renovation Project in the Heart of Tavira



### Στοιχεία μεσίτη

Όνομα:	António Pereira
Όνομα εταιρείας:	ITHLUX
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 480,000

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Faro
Πόλη:	Tavira
Δημοσιεύθηκε:	25/07/2022

### Περιγραφή:

An exciting renovation project for a 5-bedroom property in the heart of Tavira, with two independent houses and a separate annex. Here's a detailed breakdown of the features and potential of the property:

### Main Features:

Property Type: 5-bedroom villa with two independent houses and a separate annex.

Land Area: The property is situated on a 516 m<sup>2</sup> land.

### Ground Floor:

Hallway leading to a living room.

Three bedrooms.

1 bathroom.

Kitchen and pantry.

### First Floor:



Hallway leading to two bedrooms.  
Living room.  
Bathroom.  
Living dining room.  
Huge terrace for outdoor activities.  
Separate Annex:

Can be utilized as housing or storage space.  
Includes a garage for parking or additional storage needs.  
Outdoor Space:

Approximately 200 m2 area available for a garden or potential pool construction.  
Location and Amenities:

Excellent geographical position, within walking distance to the historical center and the river flowing through the town.  
Proximity to amenities like bakeries, shops, restaurants, local schools, including the International school.  
A few minutes' walk to the train station and not far from the bus station.  
Condition and Potential:

The property is in need of refurbishment, presenting an excellent opportunity for renovation and redesign to the buyer's preferences.  
Ideal for those who want to customize and optimize the spaces to their advantage.

This property offers a unique opportunity for a buyer to create their dream home, taking advantage of the excellent location and ample space for customization. The proximity to various amenities and transportation options adds to its appeal.

Tavira is a charming town often regarded as the true gem of the Eastern Algarve, sometimes referred to as the "Venice of the Algarve." Situated between Faro's international airport and the Spanish border, this delightful destination provides a peaceful and inviting atmosphere for visitors and is recognized as one of the top tourist spots for families in southern Portugal.

The town boasts some of the Algarve coast's most renowned beaches, including Barril Beach, famous for its distinctive train, anchor cemetery, and crystal-clear waters, along with Terra Estreita and Cabanas beaches. Don't miss the picturesque Tavira Island. Additionally, the Ria Formosa Natural Park is a must-see, known for its salt pans that produce some of the finest salt and fleur de sel in the world. The park is also home to various species of birds, including flocks of flamingos and wading birds, attracted by the salt-rich environment.



Exploring Tavira is an adventure in itself, with its historic streets, medieval castle, and 24 churches waiting to be discovered. The town is conveniently located just 10 minutes from the Ria and Benamor Golf courses and 15 minutes from Monte Rei Golf Club. Faro International Airport is a short 30-minute drive away, and Spain is just 20 minutes away.

With a population of around 24,000, Tavira has a vibrant expatriate community, with many residents from the UK, France, Italy, Sweden, the Netherlands, Belgium, Germany, America, Canada and Ireland, enjoying both permanent and holiday homes in this stunning locale.

## Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, by the 5th. time in the last 6 years (WTA);  
Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);  
Madeira Island the best island destination in the world in 2022 (WTA);  
Algarve having a hotel chosen with the award for Best Lifestyle Resort 2022 (WTA);  
Porto elected as the best city destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expatriates feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as World Heritage by Unesco;  
The best fish in the world, according to Ferran Adrià, Chef El Bulli;  
It has 1 of the 25 most beautiful beaches in the World Tripadvisor 2022;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);  
- REF: ITH1260

Νέος: Οχι  
Κατάσταση: Must be reformed

## Κοινά

Κρεβατοκάμαρες: 5  
Μπάνια: 3  
Τελειωμένα τετραγωνικά πόδια: 184 τ.μ  
Μέγεθος αυλής: 516 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH1260



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