



## Tavira – Arroteia - Peaceful 3-bedroom villa with garden and sea views near the Ria Formosa.



### Information de l'agent

Nom:	Fine Country Algarve
Nom de compagnie:	
Pays:	Portugal
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.fineandcountry.pt">https://www.fineandcountry.pt</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 925,106.4

### Location

Pays:	Portugal
État/Région/Province:	Faro
Ville:	Luz de Tavira
Adresse:	Luz de Tavira e Santo Estêvão
Soumis:	07/07/2025

### Description:

Nestled between the charming village of Luz de Tavira and Fuseta, and just a short walk from the unspoiled Ria Formosa and a 5 minute drive to Fuseta, this delightful 3-bedroom, 2-bathroom villa offers the ideal combination of comfort, privacy, and natural beauty. Set in a tranquil location along Portugals picturesque Algarve coast, the property is perfectly suited for full-time living or as a low-maintenance holiday retreat.

The villa is distributed over two floors.

On the ground floor, a charming vine-covered terrace welcomes you into a spacious open-plan living area, complete with a fireplace that efficiently warms the entire home. Off the living room, you'll find a separate dining area and a well-equipped kitchen with direct access to the rear garden shaded by a magnificent 250-year-old oak tree.

Also on this level is a comfortable double bedroom and a full bathroom.

Upstairs, there are two additional bedrooms, a family bathroom, and a generous terrace that offers stunning landscape and partial sea views. The villa is surrounded by mature oak trees, fruit trees, and beautifully maintained gardens. A computerised irrigation system, fed by water from the dam, ensures easy upkeep. There's also a large storeroom technical room ideal for garden tools, bikes, or extra storage.



---

A mere 30 minute drive to Faro international airport. EPC Rating: B

The feature(s) equipment(s) mentioned in this description are subject to verification and agreement between the vendors and buyers.

**Property Highlights:**

Walking distance to Praia de Armona Mar and the Ria Formosa Natural Park

Solar hot water system (300L tank) with electric backup

Smart electric heating system with firebrick radiators, controllable by smartphone or PC

Fossa septic system with three chambers (no mains sewage required)

Easy access to coastal paths, beach activities, and boat trips

Large first-floor terrace with open countryside and sea views

Well-insulated Santa Catarina tiled floors with natural cork

Double-glazed aluminium windows with shutters throughout

Just 30 minutes from Faro International Airport

EPC Rating: B

- REF: FC035TV

Nouveau: Non

**Commun**

Chambres: 3

Salle de bains: 2

Pied carré fini: 234 m<sup>2</sup>

**Lease terms**

Date Available:

**Information additionnelle**

Virtual tour URL: <https://vtour.casafaricrm.com?u=ZgH%2flvrFHA0%3d&id=351782>

**Contact information**

IMLIX ID: FC035TV

