



## Detached 3 bed Villa with Sea Views & Garden – East Algarve



### Information de l'agent

Nom:	Paul Greenhalgh
Nom de compagnie:	Compass Property Sales
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 603,909.65

### Location

Pays:	Portugal
État/Région/Province:	Faro
Ville:	Tavira
Adresse:	Tavira (Santa Maria e Santiago)
Soumis:	31/07/2025

### Description:

Situated in the peaceful East Algarve countryside of Corte António Martins, this beautifully presented 3 bedroom detached villa offers an exceptional lifestyle opportunity just moments from the Algarve coast. Combining the calm of rural living with excellent proximity to beaches and amenities, the property is just 2 km from the Monte Rei Golf & Country Club, a few minutes from the beaches of Manta Rota and only a 10 minute drive from Vila Nova de Cacela, where a full range of shops, cafés, restaurants and services can be found. The location is also connected to the local school bus route, making it ideal for year-round family living. Built in 2014, the villa sits on an easily maintained, fully fenced plot of just under 500 m<sup>2</sup>, surrounded by mature landscaping that ensures privacy and a relaxed outdoor environment. The interior features a bright, open-plan layout with a generous living and dining area and a fully equipped kitchen, perfect for modern living. The master bedroom includes built-in wardrobes and a private en-suite, while two further well-sized bedrooms share a stylish family bathroom. One of the property's most inviting features is the covered ground-floor terrace, beautifully shaded by mature vines, offering a naturally cool space for outdoor dining and entertaining throughout the year. Above, a private-access loft space adds flexibility as a guest suite, home office, or creative studio, leading out to a spacious rooftop terrace complete with a covered seating area and hot tub. From here, enjoy panoramic views of the surrounding countryside and the seaan ideal setting for evening stargazing or tranquil sunset moments. Further



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benefits include air conditioning, a wood-burning fireplace, solar panels for hot water, a private borehole, gated parking, and an A-rated energy certificate, ensuring comfort and energy efficiency throughout the year.

## TAVIRA

Set on either side of the meandering Rio Gilão and affectionately known as The Venice of The Algarve, Tavira is arguably the Algarve's most charming town. The old Roman bridge, the ruins of a hilltop castle and an astonishing 37 churches with the oldest dating back to the Middle Ages, are among many of Tavira's historic attractions. An enticing collection of restaurants, cafes, bars and shops makes it the perfect sunny Portuguese destination or as an excellent base for exploring the Algarves eastern reaches. Tavira is ideal for wandering and exploring the ancient city with its many cobblestone streets, hidden green gardens and tree lined squares. There's a small, active fishing port and a modern market with Tavira also being the launching point for the stunning, unspoilt beaches of Ilha de Tavira.

## BEACHES

There are several great beaches near Tavira. The coast in this area is great for long seaside walks and for bathing, as its waters are warmer than anywhere else in the Algarve.

**Ilha de Cabanas:** This is an island in front of the town Cabanas de Tavira, with a spectacular long and narrow beach. The sand is white and the island feels like paradise. Great for long beach walks.

**Ilha de Tavira (also known as Tavira Island):** Is famous for being one of the best beaches near Tavira. The beach is quite sandy and the sand is almost white. Tavira Island stretches for approximately 11 kilometres and is just 3 kilometres south from the town of Tavira. There are restaurants and the beach also holds a Blue Flag, showing the quality of the beach. It is a great destination for a day trip.

**Praia do Barril:** Accessible on foot or by train, this beach is known for its bizarre anchor cemetery with over 100 anchors in front of the beach. The anchors were from the tuna fishing community, which disappeared when the bluefin tuna moved to other waters. The beach itself is also very big and also incredibly beautiful.

## RESTAURANTS

There are many top rated restaurants in Tavira. If you like food, you won't be disappointed here. From local cuisine to fine dining, you can find it all in the area.

## WHAT TO SEE IN TAVIRA

Praça da República, Roman bridge, Jardim do Coreto, Mercado da Ribeira, Mercado municipal, Igreja da Misericórdia, Torre de Tavira (Câmara Obscura), Castle of Tavira, Santa Maria do Castelo church, Santiago church, Science centre, Islamic Museum, Tavira d'Artes, Pego do Inferno (waterfall), Ria Formosa

## THINGS TO DO IN TAVIRA

Walking, bike riding, bird watching, photography, culinary courses, wine tasting, trekking, historical tours, fishing trips, boat trips, water sports, golf, tennis, swimming, skating, etc.



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

V-IAN

Année: 2014

### Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 199 m<sup>2</sup>  
Dimesions du lot: 466 m<sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: V-IAN

