



Luxury 4 Bed Villa & 1 Bed Annex For Sale In Tavira Portugal



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Property Type:	Apartments
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 899,950

Location

Pays:	Portugal
Soumis:	08/07/2026

Description:

Luxury 4 Bed Villa & 1 Bed Annex For Sale In Tavira Portugal

Esales Property ID: es5555110

Sítio da Corte,
Sta Catarina da Fonte do Bispo
Tavira
8800159
Portugal

A Sanctuary of Serenity: Stunning Contemporary 4-Bedroom Villa in the Heart of the Eastern Algarve

Nestled within the undulating, sun-drenched hills of the Eastern Algarve, this exquisite four-bedroom villa offers a rare opportunity to own a slice of Portuguese paradise. Built in 2006 and meticulously maintained, the property is more than just a home; it is a retreat designed for those who seek the perfect harmony between contemporary comfort, traditional charm, and an intimate connection with the natural world.



An Elevated Escape

Perched in an elevated position that commands sweeping, panoramic views of the rolling countryside, the villa is a masterclass in seclusion. Despite its profound sense of privacy, it remains remarkably well-connected. A short, 15-minute drive transports you to the historic, cobbled streets of Tavira or the pristine, golden sands of the Atlantic coastline. For those who enjoy spontaneous adventures, the Spanish border and the international convenience of Faro Airport are both within a comfortable 30-minute reach. Locally, the charming village of Santa Catarina, just 10 minutes away, provides all the necessary amenities for daily life, ensuring you never feel disconnected from the vibrancy of the Algarve.

Indoor Living: Versatility and Light

The interior of the villa has been thoughtfully laid out across two expansive levels, prioritizing flow, light, and functionality. The ground floor serves as the heart of the home, featuring a spacious, open-plan living and dining area that invites effortless social interaction. The kitchen is fully equipped, catering to both the casual cook and the aspiring chef, and serves as a seamless extension of the main living spaces.

With four generously proportioned bedrooms and four bathrooms, the property offers exceptional versatility. Whether you are envisioning a grand family home, a tranquil holiday retreat, or a lucrative investment property, this villa adapts to your needs with grace. A unique highlight is the double garage, which has been artfully transformed into an inspiring artist's workshop—a testament to the creative energy this peaceful setting tends to foster. Furthermore, the property includes a separate annex, offering significant potential for conversion into a private guest cottage, a yoga studio, or a home office, subject to the necessary permissions.

A Garden Paradise

The allure of the Algarve is perhaps best experienced outdoors, and this property delivers in spectacular fashion. Wrapped in wide, sun-drenched terraces, the villa invites you to master the art of 'outdoor living.' Whether you are enjoying a slow, sun-drenched breakfast, spending a lazy afternoon beside the 39 m² L-shaped swimming pool, or hosting an elegant dinner party beneath a canopy of stars, every moment feels elevated.

The grounds are a botanical delight. Landscaped with a deep respect for the region's heritage, the gardens feature a mature tapestry of olive, carob, and palm trees. Vibrant splashes of bougainvillea, sculptural cacti, and ornamental shrubs create a living canvas that changes with the seasons. A covered pergola, draped in a delicate yellow trumpet flower creeper, offers the perfect shade for an afternoon book, while the dedicated barbecue area makes al fresco dining an essential part of your daily rhythm.

For the nature enthusiast, this home is truly unparalleled. The property is a sanctuary for local birdlife, where the symphony of hoopoes, golden orioles, bee-eaters, and kestrels provides an ever-changing natural soundtrack. From the first light of dawn to the golden hue of sunset, you are immersed in a serene countryside experience that feels a world away from the stresses of modern life.

Comfort and Technical Excellence



While the atmosphere is one of rustic charm, the villa is equipped with all the modern technical comforts required for year-round living. The property features:

- * **Climate Control:** Comprehensive air conditioning throughout the living areas and bedrooms, complemented by a cozy wood-burning fireplace for the cooler winter evenings.
- * **Safety and Security:** Double-glazed aluminium windows and doors, complete with security shutters and fitted mosquito screens to ensure comfort throughout the year. An integrated alarm system provides additional peace of mind.
- * **Sustainability:** The villa is fitted with solar panels for hot water, significantly enhancing energy efficiency.
- * **Utility Infrastructure:** The property is serviced by mains water and electricity, augmented by a private borehole and a 300L cisterna. A dedicated laundry room, extensive storage areas, and a pool pump room complete the practical offerings.

A Rare Opportunity

This villa is a rare find in the Eastern Algarve—a property that manages to be both grand and intimate, contemporary and timeless. It offers a lifestyle defined by privacy, nature, and the undeniable magic of Southern Portugal. Whether you are seeking a permanent residence that offers complete serenity, a vacation home that serves as a base for coastal exploration, or a high-potential investment in a sought-after region, this villa stands ready to welcome you.

Discover the beauty of life in the hills and embrace the tranquility of the Algarve. Your new beginning awaits.

ABOUT THE AREA

Santa Catarina da Fonte do Bispo is a quintessential 'working' village located in the barrocal—the lush, limestone hill country that serves as the transition zone between the Algarve's coastal plains and its rugged northern mountains. Far from the tourist-centric hubs, this village retains a quiet, authentic character where daily life revolves around traditional agriculture and enduring local crafts. Its landscape is defined by groves of carob, olive, and almond trees, offering a serene, rural atmosphere that feels remarkably unchanged by time.

The village is historically and culturally famous for its artisanal tile-making industry. The local clay, native to the area, is still used by traditional workshops to hand-fire roof and floor tiles, preserving methods that predate modern industrial production. This commitment to heritage is further evidenced by the local olive oil cooperative, housed in a striking modernist building, where visitors can gain insight into the age-old process of turning harvest fruit into golden oil.

Architecturally, the village is anchored by its 16th-century Mother Church (Igreja Matriz), which stands as a testament to the community's long-standing roots. The area is also known for its production of medronho, a potent spirit distilled from arbutus berries found in the surrounding hills, which adds to the region's rustic and flavorful identity. For those seeking an immersive experience, the surrounding



hinterland is increasingly popular for birdwatching, cycling, and walking, providing a peaceful escape into the natural beauty of the Eastern Algarve.

Conveniently positioned for those who value both seclusion and accessibility, Santa Catarina da Fonte do Bispo is located roughly 15 minutes north of the historic coastal town of Tavira. The nearest airport is Faro International Airport (FAO), which is approximately a 30-minute drive (about 30 km) away, making the village an accessible retreat for those looking to enjoy the quietude of the Portuguese countryside without sacrificing proximity to global travel connections.

MAiN FEATURES:

- * 297m² of living space
- * 9536m² plot
- * 5 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Private Garden
- * Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Portugal
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Commun

Chambres:	5
Salle de bains:	5
Pied carré fini:	297 m ²
Dimesions du lot:	9536 m ²

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