



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



### Agent Info

Name: Fine Country Algarve  
Company Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English, Portuguese  
Website: <https://www.fineandcountry.pt>

### Listing details

Property for: Sale  
Price: USD 925,106.4

### Location

Country: Portugal  
State/Region/Province: Faro  
City: Luz de Tavira  
Address: Luz de Tavira e Santo Estêvão  
Posted: Jul 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, youll 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. Theres 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

New: No

### Common

Bedrooms: 3

Bathrooms: 2

Finished sq. ft.: 234 sq m

### Lease terms

Date Available:

### Additional information

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

### Contact information

IMLIX ID: FC035TV

