



## Distinctive 3 or 4 bedroom villa with pool, potential guest suite & amazing grounds.



### Informações do Revendedor

Name:	João Soeiro
Nome da Empresa:	Russell & Decoz
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 2,093,726.53

### Localização

Country:	Portugal
State/Region/Province:	Faro
Cidade:	Tavira
Adicionado:	13/11/2023

#### Informação adicional:

A very well located country house near to Tavira, with spacious and light rooms all finished to an excellent standard. Nothing has been left to chance, a well thought out property providing a comfortable, economic environment for living.

Presented in a "like new condition", this magnificent property of 472 m<sup>2</sup> is set in a walled fenced plot of over 16,000 m<sup>2</sup> (4 1 2 acres), it is located within a good area just outside of the little village of Luz de Tavira, in the Eastern Algarve. The house provides on one level, 3 double bedrooms, 2 of which have en-suite facilities, a guest bathroom, a large fitted and equipped kitchen, a very large sitting room with wood burner, a 17 m<sup>2</sup> laundry service room and a 54m<sup>2</sup> garage workshop.

On the first floor there is a room of 60 m<sup>2</sup> that could easily provide another two bedrooms with suites or a self-contained 1 bedroom apartment with sitting room and kitchen.

The villa comes with an air conditioning system that has provision for extending to eight units, 12 solar



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panels with 1000 ltr tanque for under floor heating and the pool. 2 further solar panels with 300 ltr tanque for house water heating, gas backup system for all water heating, (also the 1000 ltr tanque can be heated from the fireplace in the sitting room and the 300 ltr tanque can also work on the electrical supply). The photovoltaic system installed in 2023 is a 10kw system with 10kw buffered batteries, this is from 8 panels mounted on a double axis rotating frame with solar tracker. Quality triple glazing units from Finistral, a wood burner for the atmosphere and additional water heating source - The House is insulated with 120mm styrofoam-panels all around, as well under the roof and on the 1st floor terrasses . this is all there to provide a comfortable and stable environment come summer or winter.

The landscaped gardens are a treasure, full as they are with many type of fruit trees, palms and succulents, this is all irrigated by an extensive automated system with water provided from one of the various sources available on this property. On the Southern side of the house is an infinity pool that can be heated and to the side of the kitchen is an amazing outside kitchen zone ready to cater to your family and guests.

Without a doubt a wonderful property; high calibre, spacious, characterful, light, comfortable and more. Dont miss your chance to view call now +351 289 792785 or email us at [sales@russell-decoz.com](mailto:sales@russell-decoz.com)

- REF: HOME2066V

Novo: Não

### **Comum**

Quartos de dormir:	4
Banheiro:	4
Pés quadrados acabados:	472 m <sup>2</sup>
Tamanho do lote:	16668 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: HOME2066V



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