



## Spacious Altura Villa Designed for Family & Multi-Generational Living



### Информация об агенте

|                    |                        |
|--------------------|------------------------|
| Название:          | Paul Greenhalgh        |
| Название компании: | Compass Property Sales |
| Страна:            | Португалия             |
| Experience since:  |                        |
| Тип услуг:         | Selling a Property     |
| Specialties:       |                        |
| Property Type:     | Apartments             |
| Телефон:           |                        |
| Languages:         | Portuguese             |
| Веб-сайт:          |                        |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 495,000 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Португалия |
| Область:   | Faro       |
| Город:     | Altura     |
| Адрес:     | Altura     |
| Добавлено: | 25.09.2026 |

#### Описание:

Just a short drive from the beautiful sandy beaches of Altura and the Eastern Algarve coastline, this detached villa is set within the established and authentically Portuguese residential community of Casas do Barrocal. Known for its settled residential character and genuine sense of community, the area offers a traditional Algarve living environment, surrounded by established homes and everyday local life.

Set on an approximately 390 m<sup>2</sup> fully fenced plot, the villa offers generous accommodation across two levels, creating a versatile layout particularly suited to family and multi-generational living.

The main floor provides comfortable single-level living, including three bedrooms and the principal living areas. A separate lower level adds two further bedrooms, a lounge, kitchenette and bathroom, creating a private and flexible space for extended family, older children or guests.

Outside, the property offers a spacious entrance patio with parking, a large, covered terrace with utility room and a roof terrace providing additional outdoor space. The generous plot also offers potential for the creation of a private swimming pool, subject to the necessary approvals.

The villa is maintained in good, usable condition and is ready to enjoy, while offering scope for selective modernisation and personalisation.

With the beaches, coastline, restaurants and local amenities all within easy reach, this is an appealing opportunity to acquire a substantial and versatile home within an established Portuguese residential community, combining authentic local character with the relaxed lifestyle of the Eastern Algarve.



## VILA NOVA DE CACELA

Vila Nova de Cacela is a charming and tranquil village located in the eastern Algarve region of Portugal, nestled between the historic town of Tavira and the bustling resort of Monte Gordo. Part of the municipality of Vila Real de Santo António, it offers a unique blend of cultural heritage, natural beauty, and peaceful coastal living. Despite its small size, Vila Nova de Cacela boasts a rich history dating back to Roman and Moorish times. Its strategic hilltop location provided ideal vantage points for defense, which is still evident in the ruins of the 18th-century Cacela Velha fortress. The neighboring hamlet of Cacela Velha is especially picturesque, with its whitewashed houses, cobbled streets, and panoramic views over the Ria Formosa Natural Park. This protected area is a haven for birdwatchers and nature lovers, offering unspoiled beaches, sandbars, and lagoons teeming with wildlife.

The beaches near Vila Nova de Cacela are among the most stunning in the Algarve. Praia da Fábrica, accessible by a short boat ride across the Ria Formosa, is often listed as one of Portugal's best-kept secrets. With its golden sands and calm, crystal-clear waters, it provides a serene escape far from the crowds of more commercialized beach destinations.

In the heart of Vila Nova de Cacela itself, you'll find a laid-back atmosphere with a mix of traditional Portuguese life and modern amenities. Local markets, small cafés, and family-run restaurants serve fresh seafood, regional dishes, and Algarvean sweets. The town hosts several festivals throughout the year, celebrating local culture, food, and music, which offer an authentic glimpse into the regions traditions. For golf enthusiasts, the area is home to the world-renowned Monte Rei Golf & Country Club, considered one of the top golf courses in Europe. Its rolling fairways and luxurious setting attract visitors from around the world seeking both sport and relaxation.

Whether you're seeking a peaceful retirement destination, a quiet holiday spot, or simply a place to experience the authentic Algarve, Vila Nova de Cacela provides a perfect blend of charm, history, and natural beauty. Its slow pace of life and stunning surroundings make it a true hidden gem, ideal for those who want to enjoy the Algarve away from the tourist trail.

## VILA REAL DE SANTO ANTONIO & CASTRO MARIM

The villages of Castro Marim and Vila Real de Santo Antonio are situated on the Guadiana River, the river that separates Spain and Portugal. Because both towns are border towns near the ocean, historically both Castro Marim and Vila Real de Santo Antonio have been of high strategic military importance. The natural beauty of Castro Marim has created a village which seems a little detached from the rest of the Algarve, where people enjoy a slower pace of life. Properties tend to be mostly residential. The proximity to the golf courses of Quinta do Vale and Castrom Marim golf makes it an interesting location for golf lovers. The fabulous blue flag beach of Praia Verde with its various quality restaurants is within a 5 minute drive. Access to the A22 is quick and easy and therefore offers a good opportunity to visit shops, restaurants and life just over the border into Spain. Visiting the salt flats of Castro Marim is an excellent opportunity to get to know more about the customs of this Mediterranean village.

Vila Real de Santo Antonio is known for its pretty cobble stone streets, the marina and a great sports centre and tennis school.

## 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-WUK-2

## Общие

|                  |          |
|------------------|----------|
| Спальни:         | 5        |
| Ванные комнаты:  | 3        |
| Готовые кв.м.:   | 234 кв м |
| Площадь участка: | 290 кв м |

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://tour.giraffe360.com/a9406f4663ba45bba045b450ea660711>

## Contact information

IMLIX ID: V-WUK-2

