RUSSELL & DECOZ
REAL ESTATE
Welcome HOME - since 1992

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Charming Coastal Estate: Two Independent Villas in Tavira's Countryside

6
4
418 sqm m2
15219 sqm m2

CLASSE ENERGÉTICA B

1 499 000 €

Luz de Tavira

HOME2434V

+351 289 792 785 |
sales@russell-decoz.com
www.russell-decoz.com

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HOME2434V

Discover an exceptional 1.5-hectare estate, just 2.5 km from the pristine shores of Eastern Algarve, between Tavira and Olhão. This remarkable property features two fully independent villas, each with its own private access, ensuring complete privacy and flexibility. Perfect for multi-generational families, shared living, or rental investment, this estate combines modern luxury, authentic Algarvian charm, and equestrian facilities in a serene, natural setting with strong income potential.

Main Villa - 253 m² of Refined Elegance - see plans
Crafted with high-quality imported materials, this spacious villa offers sophisticated comfort and contemporary design:

- 3 Bedrooms, 2 Bathrooms: Includes a luxurious master suite with a private terrace, sauna, and designer bathroom.
- Open-Plan Living: Expansive living room with high ceilings, a cozy fireplace, and sliding glass doors opening to lush gardens.
- Gourmet Kitchen: Equipped with Miele appliances, granite countertops, and generous storage space.
- Premium Features: Natural wood and stone flooring, double-glazed windows with UV protection, reversible air conditioning, and central wood heating.
- Rooftop Terrace: Great sea views, ideal for entertaining or unwinding.

Second Villa - 165 m² of Authentic Algarve Charm
This fully independent villa, with its own private entrance, is perfect for guests or as a proven rental income source:

- 2+1 Bedrooms: Adorned with terracotta Santa Catarina tiles and high cane ceilings, exuding traditional Algarve style.
- Private Amenities: Dedicated swimming pool, separate access, and complete autonomy from the main villa.
- Cozy & Modern: Features a fireplace, reversible air conditioning, double glazing, and mosquito screens.
- Rental Success: Operates under an AL license, delivering immediate income potential with a strong track record in short-term rentals.

Outdoor & Equestrian Features

- Equestrian Arena: Paddocks and stables, perfect for training or leisure riding.
- Landscaped & Natural Grounds: The 14,900 m² estate features mature, manicured gardens surrounding both villas, with areas left in their natural state to preserve the authentic Algarvian landscape. Irrigation is supported by manual and automatic systems, a borehole, and a dam water system (mains water connection available).
- Additional Amenities: 4-car carport, electric gate, outdoor laundry, and separate septic systems for each villa.
- Total Privacy: No overlooking neighbours, with each villa benefiting from its own private access for ultimate seclusion.

A Rare Opportunity
This versatile estate is ideal for:

- Families or friends seeking independent living spaces with shared grounds.
- Investors capitalizing on a high-yield rental property with an established AL license.
- Equestrian enthusiasts looking for a coastal retreat with dedicated facilities.
- Those desiring a peaceful lifestyle near Tavira's beaches and cultural attractions.

With its blend of luxury, privacy, and investment potential, this estate is a rare find in the sought-after Eastern Algarve. Contact us today to arrange a private viewing and unlock the full potential of this extraordinary property!

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Features

• Fireplace

• Water: Agricultural dam, Mains supply nearby, Borehole, Cistern, Filter

• Sewage: Septic tank & soak away

• Construction overview: Reinforced concrete, Thermal insulated walls, Double brick, Thermal insulated roof, Concrete roof, Wooden roof, Double glazing, With thermal break, Aluminium units, Fly screens, Thermal insulated floor, Wooden floors

• Air conditioning

• Kitchen: Fitted & equipped

• Security / alarms: Manual shutters

• Parking: Off street, Carport, Driveway

• Garden details: Fully enclosed, Bar-B-Q, Outdoor kitchen, Orchard, Garden lights, Entrance gate - electric, Garden shed, Irrigated - Automatic, Irrigated - manual, Lawns, Natural

• Livestock arrangements: Stables, Paddocks

• Proximity: Playground, Beach, Shopping, Restaurants, City, Open field, Hospital, Airport, Pharmacy, Public Transport, Schools, Public Swimming Pools

• Pool details: Exterior pool, Above ground, Chlorine, Under water lights

• Private property

• Rates (/year): 1080€ per annum

• Location / access: In the countryside, Not overlooked, Neighbours but at good distance

• Views: Country views, Sea view, Garden

• Electricity: Mains - 3 phase

• House water heating: Electricity

• Communications: Land line, Fibre optics

• Heating: Electric, Wood burner, Radiators, Wall, Heated towel rails

• Air conditioning: Reversable

• Internal storage: Pantry, Under stairs cupboard, Utility room, Wardrobes - fitted

• Furniture: Furniture negotiable, White goods

• Garden

• Outside space: Covered terrace, Terrace, Roof terrace

• Extras: Sauna, Pizza / bread oven, Separate laundry, Work shop

• Pool

• Pool size: 6.5 diameter

• Construction year: 2006/2007

• Airport: 25 mins in the car

• Walking distance from: Bus stop, Coffee shop

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