**Tel:** +351 913 258 045
joachim.d@fineandcountry.com

**1 450 000 € | Ref. FC061TVA | Tavira**

| 4 | 4 | ✔ | 130 sqm | 3400 sqm | ✖ | 1994 |
|---|---|---|---|---|---|---|

Set within the protected landscape of the Ria Formosa Natural Park, just 500 metres from the water's edge, this charming four-bedroom quinta offers an exceptional sense of privacy and connection to nature. Positioned on a generous 3,400 m² plot, the property is surrounded by mature Mediterranean gardens and enjoys a peaceful, secluded setting with sea views and the surrounding countryside, while remaining only minutes from Tavira, Fuseta and Olhão. The outdoor areas are a defining feature of this property. Carefully landscaped gardens with established trees, fruit trees and shaded corners create a calm and inviting environment throughout the year. A modern swimming pool is discreetly positioned within the garden, complemented by a decorative pond with fish and fountain, generous terraces and multiple outdoor dining areas, ideal for relaxed living in harmony with the surrounding natural reserve. The main house is arranged over two levels and offers a comfortable and well-balanced layout. On the ground floor, a welcoming entrance hall leads to a bright open-plan living and dining area with a fire...

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- Air conditioning
- Electric gates
- Closed fireplace
- TV
- Refrigerator
- Storage cupboards
- Fenced plot
- Garden
- Pool
- Pool details: Heated, Chlorine, With shower, Heat pump
- Attic
- Central heating: Electric, Solar
- Drive way
- Energetic certification: B
- Parking place type: Exterior
- Laundry
- Quiet Location
- Security: Alarm
- Solar orientation: South
- Terrace
- Underfloor heating and cooling
- Views: Sea views, Countryside views, Pool view
- Windows: Double glazing, Shutters
- Dishwashing machine
- Fireplace: Wood
- Internet: Fiber-optics
- Washing machine
- Equipped kitchen
- Gas for hob
- Fruit trees
- Garden details: Private, Landscaped, Mature, Automatic irrigation, Barbecue, Irrigation
- Pool type: Private
- Closeness: Beach, Restaurants, City, Pharmacy
- Built year: 1994
- Drainage: Fossa
- Electricity: Mains, Solar
- Floors: 2
- Gas: Bottled
- Photovoltaic panels
- Renovation year: 2012
- Septic tank
- Solar Hot Water
- Underfloor heating: Electric, Heat pump
- Uninterrupted views
- Water: Borehole, Cisterna