



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

3 bedroom townhouse with roof terrace, quintal, a huge basement & off road parking.



3



3



156,00 m2



115,00 m2



CLASSE ENERGETICA

270 000 €

Luz De Tavira E Santo Estêvão

HOME1985T



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Incredible town house with feature vaulted ceiling & gallery in the sitting room, a large roof terrace, a basement for storage, an atelier or a games room and a private quintal / courtyard. A short walk will bring you into the old village with all amenities or a slightly longer walk will take you down to the Ria Formosa protected area

Location: A spacious & unusual townhouse that is walking distance to local village shops, café's, restaurants and the train station. The property is conveniently situated for day trips to Spain, minutes from Golf courses and the historical old town of Tavira. Take the miniature train from the nearby coastal town of Santa Luzia through the sand dunes out to the island beach of Barril .

Property description: Corner Townhouse on 2 floors, total built area 156m² which includes a basement of 34m² sitting in a plot of 115,77 m² with a roof terrace, carport and private patio. Built in 2005 to a good and comfortable standard. Sitting room with vaulted ceiling, space which 'could' be turned into an extra room.

Accommodation: Carport covered with a pergola, main entrance door into a hall with the staircase going down to the basement 34m² and access to; a bedroom/ office 12m² with a fitted wardrobe, shower room 4m², spacious lounge-dining room 22m² with extra high ceilings, a wood burner, full width sliding doors along the South and a normal door give access to the walled patio with a vegetable garden. Open plan fitted & equipped kitchen modern 8m² with a breakfast bar, wood wall & base units with a granite worktop with a double sink, gas-hob, electric oven, extractor, dishwasher, fridge-freezer and washing machine and a door to a covered terrace with the BBQ and access to the patio. Open staircase to 1st floor with; a bedroom 14m² with fitted wardrobes, en-suite shower room 5m² and sliding doors to a private balcony with a door to a small indoor gallery looking down onto the lounge. 2nd Bedroom 14m² with fitted wardrobes and en-suite full bathroom. Indoor stairs to the roof terrace with a part covered terrace, an outdoor shower and lovely views over the estate, hills in the distance and even a small view of the sea. See floor plans.

Features: Solar panel with 200ltr deposit for hot water,
Basement of over 34m² accessed by internal stairway.
Excellent lock up and walk away - easy to maintain property.

Features

- Air conditioning
- Construction year: 2005
- Private ownership
- Water: Mains supply
- Sewage: Mains connection
- Construction overview: Double brick, Thermal insulated walls, Concrete roof, Aluminium units, Double glazing, Ring beam system, Fly screens, Tiled floors
- Heating: Electric, Wall, Wood burner
- Kitchen: Fitted & equipped
- Parking: Carport, Open air, Off street
- Extras: Central vacuum, All round sound
- Outside space: Terrace, Covered terrace, Roof terrace
- Airport: 30 mins in the car
- Garden details: Bar-B-Q, Easy maintenance, Fully enclosed
- Fireplace
- Renovation year: 2017
- Electricity: Mains - 2 phase
- Gas: Mains supply
- Communications: Land line, Telephone
- House water heating: Electricity, Solar
- Air conditioning: Split units, Reversible
- Internal storage: Wardrobes - fitted, Basement
- Security / alarms: Manual shutters
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Location / access: In village, Housing estate, Good access
- Walking distance from: Beach, Shops, Restaurants, Doctor, Water front, Train station, Bus stop, Coffee shop
- Views: City lights, Distant sea views

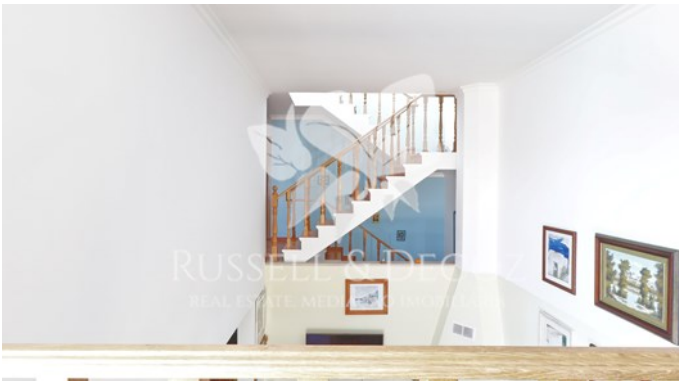


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