



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Exceptional 3 bedroom villa located in a quiet and beautiful country location near Santa Catarina.



3



3



196,00 m2



7660,00 m2



CLASSE ENERGETICA

1 350 000 €

Santa Catarina da Fonte do Bispo

HOME2254V



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HOME2254V

Introducing a remarkable, environmentally friendly residence that guarantees peace and tranquillity—a distinctive and spacious villa with over 3 bedrooms, boasting genuine and unique artistic elements. Situated not far from town, or near neighboring houses, it offers a sense of secluded serenity.

Location: This property is the epitome of an ideal location for those in search of peace, tranquility, and a deep appreciation for nature. Accessible via a well-maintained dirt track of approximately 1.2km. Despite its peaceful setting, it is conveniently located only a 10-minute drive from the charming village of St^a Catarina, Tavira, a romantic cosmopolitan town on the coast is approximately a 15-minute drive away, While Faro city and the airport can be reached in about 25 minutes.

Property description: Nestled on a sloping 7,660m² plot of land, this charming villa showcases a Chateau-style design spread across three levels, with a total built area of 341m². Offering breath taking views of the surrounding countryside, the V-shaped villa follows Vedic architecture principles, creating a harmonious and balanced ambiance. Built in 1995 to ensure comfort and quality, it features two large rotating photovoltaic panels for electricity generation, along with air conditioning and 4 wood-burning stoves.

Accommodation: As you enter through the traditional double wood doors into the tower entrance hall, wooden steps lead up to a small gallery with a captivating "minstrel" pulpit, overlooking the dining room and lounge area. The first level includes a bedroom with an en-suite shower room, followed by additional steps leading up to a tower dressing room and patio doors opening to a balcony roof terrace, offering splendid views of the countryside and hills. The spacious lounge dining room showcases high wood and beam ceilings, with patio doors leading to a magnificent terracotta terrace that overlooks the picturesque countryside. A second bedroom with an en-suite shower room and access to a terrace can also be found on this level. The recently fitted and newly equipped kitchen features a work island and a wood burner, complemented by charming beamed ceilings. The kitchen leads to a pantry/utility room, and a third bedroom that boasts en-suite facilities and patio doors opening to another south-facing terrace. The basement, or souterrain, features low ceilings and is divided into two separate wings. One wing has been partially converted into additional sleeping quarters with facilities and a poolside lounge, while the other wing provides ample storage or entertainment space, along with laundry facilities. The central part of the basement houses two sizable water tanks.

Features

- Fireplace
- Water: Cistern, Collects from roofs
- Gas: Bottled
- Communications: Wi-fi
- Heating: Electric, Wood burner
- Air conditioning: Pre-installation , Reversable, Dehumidifier
- Internal storage: Basement, Pantry, Utility room, Wine cellar
- Parking: Open air, Driveway
- Garden details: Bar-B-Q, Garden lights, Easy maintenance, Garden shed, Natural
- Extras: Separate laundry, Work shop
- Pool
- Pool size: 8x4
- Construction year: 1995
- Airport: 30 mins in the car
- Views: Country views
- Electricity: Mains - 3 phase, Photovoltaic
- House water heating: Electricity
- Sewage: Septic tank & soak away
- Construction overview: Ring beam system, Double brick, Wooden roof, Double glazing, Aluminium units, Tiled floors, Wooden floors, Guttering
- Air conditioning
- Kitchen: Fitted & equipped
- Furniture: White goods
- Garden
- Outside space: Pergola, Terrace, Roof terrace
- Proximity: Mountain, Shopping, Restaurants, Open field, Pharmacy, Schools
- Pool details: Exterior pool, Above ground, Liner, Chlorine, Under water lights
- Private ownership
- Rates: 400€ per annum
- Location / access: In the countryside, Elevated, Not overlooked



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