



Welcome HOME - since 1992  
**RUSSELL & DECOZ**  
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal  
AMI: 870

2 + detached villa with splendid views, in the country near to Tavira.



3



2



152m<sup>2</sup> m2



4950m<sup>2</sup> m2



CLASSE ENERGÉTICA

**550 000 €**

**Conceição e Cabanas de Tavira**

**HOME2348V**



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## HOME2348V

Nestled in a serene locale just beyond Tavira, adjacent to the national park, stands a distinctive villa offering both comfort and breathtaking distant sea vistas.

Originally constructed in 1999, extended in 2008 and renovated in 2020, this property boasts a lower level comprising a bedroom with en-suite facilities, an enclosed patio doubling as an office or studio space with two storage areas, and a staircase leading to the upper level. Ascend to the ground floor, where you'll find an open-plan kitchen seamlessly integrated with a cozy sitting area, the master bedroom, a bathroom, a conveniently situated office space atop the staircase, and a delightful conservatory.

Impeccably maintained and positioned ideally for a young family, this residence is just a brief 20 -minute drive from Tavira's island beach and approximately 50 minutes from the international airport. Outdoor amenities include a refreshing plunge pool, sprawling grounds spanning approximately 4,900 square meters, partially irrigated by a private borehole, and sweeping panoramic views.

New additions to the home include a comprehensive air-conditioning system, ensuring comfort throughout, as well as a Salamandra fireplace in the sitting room for added ambiance, along with solar and photovoltaic systems. With its inviting atmosphere, this house exudes warmth and charm.

\*Please note the cat is not included with the property\*

## Features

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- Radiators: Electric
- Electricity: Mains - 2 phase, Photovoltaic
- House water heating: Electricity, Solar
- Communications: Sat dish, Wi-fi
- Heating: Electric, Wood burner
- Air conditioning: Reversible, Dehumidifier
- Security / alarms: Manual shutters
- Parking: Carport
- Garden details: Irrigated - Automatic, Natural
- Proximity: Mountain, Open field
- Construction year: 1999
- Rates (/year): 200€
- Location / access: In the countryside, Good access, Elevated, Not overlooked, Neighbours but at good distance
- Views: Country views, Sea view, Good sea views, Garden
- Fireplace
- Water: Mains supply nearby, Borehole, Cistern
- Sewage: Septic tank & soak away
- Construction overview: Double brick, Wooden roof, Double glazing, Tilt & turn units, Aluminium units, Fly screens, PVC units, Tiled floors, Guttering
- Air conditioning
- Kitchen: Fitted & part equipped
- Furniture: White goods
- Garden
- Outside space: Covered terrace, Terrace
- Private property
- Renovation year: 2020
- Airport: 50 mins in the car
- Walking distance from: Coffee shop
- Orientation: South



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