



Welcome HOME - since 1992

**RUSSELL & DECOZ**  
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal  
AMI: 870

**3 bedroom end of terrace Villa / townhouse, just steps from the beach, Manta Rota.**



3



2



120 sqm m2



155 sqm m2

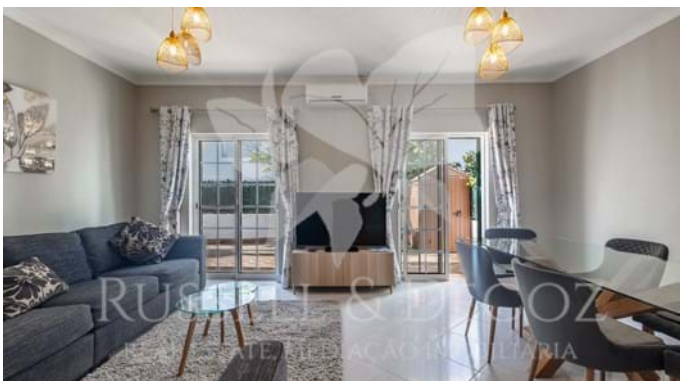


CLASSE ENERGETICA

**575 000 €**

**Vila Nova de Cacela**

**HOME2404T**



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## HOME2404T

Exquisite Three-Bedroom Villa with Private Quintal in Praia Lota – Perfect for Beach Lovers and Investors.

Russell and Decoz are proud to present this beautifully maintained three-bedroom villa, located in the charming Praia Lota area, just a five-minute walk from the beach café. This stunning property, built in 2005, offers an exceptional lifestyle with a host of desirable features, making it ideal for a holiday retreat or rental investment.

### Key Features:

- **Prime Location:** Situated in the peaceful Praia Lota area, this villa is perfectly positioned between Tavira and Spain, offering easy access to popular destinations and day trips.
- **Spacious Layout:** Spread across two floors, the villa boasts a thoughtfully designed floor plan to maximize comfort and functionality.
- **Off-Road Parking:** Accommodates two to three cars with a convenient carport.
- **Charming Outdoor Space:** Enjoy the private quintal with a lemon tree, BBQ area, and outdoor shower—perfect for relaxing or entertaining guests.

### Interior Details:

- **Ground Floor:**
  - o Covered entrance leading to a welcoming hallway with understairs storage.
  - o Cozy sitting room with an open fireplace and adjoining dining area, enhanced by patio doors that open to the outdoor BBQ and shower area.
  - o Fully fitted and modernized kitchen, refurbished in 2024, designed to meet all your culinary needs.
  - o Convenient shower room for added functionality.
- **First Floor:**
  - o Three spacious double bedrooms, two featuring fitted wardrobes and all with access to a small balcony.
  - o Family bathroom with contemporary finishes.

### Investment Potential:

Whether you're looking to expand your rental portfolio or secure an exceptional holiday home close to the beach, this villa is a fantastic opportunity. The property's proximity to Praia Lota's stunning coastline and local amenities ensures a high demand for vacation rentals.

### Additional Highlights:

- Impeccably maintained since its construction in 2005.
- Peaceful and family-friendly neighborhood.
- Only a short stroll to the beach café and the sandy shores of Praia Lota.

Don't miss the chance to own this incredible property in one of the Algarve's most desirable locations.

## Features

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- Fireplace
- Water: Mains supply
- Gas: Prepared for
- Communications: Wi-fi, Fibre optics
- Heating: Electric, Open fire
- Air conditioning: Split units, Reversible
- Internal storage: Under stairs cupboard, Wardrobes - fitted
- Furniture: White goods
- Garden details: Fully enclosed, Easy maintenance, Bar-B-Q, Entrance gate - manual, Garden shed
- Proximity: Playground, Beach, Golf course, Shopping, Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Construction year: 2005
- Airport: 40 mins in the car
- Walking distance from: Beach, Shops, Restaurants, Bus stop, Coffee shop
- Electricity: Photovoltaic
- House water heating: Electricity, Solar
- Sewage: Mains connection
- Construction overview: Thermal insulated walls, Double brick, Concrete roof, Double glazing, Aluminium units, Fly screens, Tiled floors
- Air conditioning
- Kitchen: Fitted & equipped
- Security / alarms: Manual shutters
- Parking: Carport, Paved driveway
- Outside space: Terrace, Balcony
- Private property
- Renovation year: 2024
- Location / access: In village, Housing estate, Good access





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