

Villa - Tavira



Luxurious 4-bed villa with heated pool close to Tavira town centre

Construction: Covered area approx 321m², approx. 45 m². Plot approx. 929 m² Built in: 2003

Luxurious 4 bedroom villa on preferred location with heated swimming pool, garage and mature garden close to Tavira town centre. This elegant property was completely renovated in 2017 to the highest standards, using top quality materials throughout. It has been brought up to modern specifications, combining comfort, functionality and luxury in every detail. This spacious villa consists of a hallway with cloak room leading to the large living room with wood burner stove and adjacent dining room, both enjoying panoramic views and lots of light. A spacious fully equipped kitchen with top-of-the-line appliances, a guest bathroom and a TV room (also used for guest staying over) complete the ground floor. From the hallway, a granite staircase with marble banister leads to the 1st floor comprising two double bedrooms sharing a good size bathroom with walk-in shower in addition to a large master bedroom with a Jacuzzi bath and access onto a large terrace (21m²) with Jacuzzi to relax and enjoy the beautiful sea views. The bedrooms feature custom-built wardrobes handcrafted from natural wood, and the bedroom floors are made of high-quality German natural wood. The 2nd floor has a laundry room and access to the large roof terrace with panoramic views towards the sea and the mountains. In addition there is a separate guest area with wine cellar and bathroom; ideal as an office or play area/games room. Access from the living room, dining room and kitchen to large semi covered terraces leading to a dedicated entertainment area with an outdoor kitchen and BBQ, a large table and chairs for that all important alfresco dining, and the heated salt water swimming pool with sun terrace; ideal for those who enjoy soaking up the sun. The villa is surrounded by a landscaped, low maintenance garden with natural stone pathways from where you can enjoy the beautiful views. The property benefits from high quality building materials and finishings, additional insulation, double glazing, air conditioning (Daikin) for heating and cooling, central vacuum cleaning system, electric shutters, under floor heating in all the bathrooms, suspended W.Cs, granite and marble floors, satellite TV, security and domotic system, solar panels for hot water, fast internet (fibre) and high energy efficiency rating A.

Mains water, electricity and drainage. Good access by tarmac road. Sold furnished.

Distances: Faro: 30 km; Beach: 3 km; Tavira: 0 km; Spain: 35 km; Golf: 3 km.

DETAILS: * 4 bedrooms * 3 bathrooms * heated salt water swimming pool * underfloor heating * edge of town * renovated in 2017 * air conditioning * fully equipped kitchen * garage * wood burner stove * panoramic views * handmade built-in wardrobes * large roof terrace * high quality building material * double glazing * central vacuum cleaning system * electric shutters * separate guest apartment * Energy certificate class A.

Ref. LHV-1524

Bedrooms:	4
Bathrooms:	3
Built Area:	321 m ²
Plot Size:	929 m ²
Pool:	Yes
Airport:	30 km
Golf:	3 km
Beach:	3 km

€ 1.195.000



Yellow Homes,
Sociedade de Mediação Imobiliária, Lda

E.N. 125, Benfarras,
8100-068 Boliqueime
Tel. +351 289 301 294
Fax +351 289 301 439

www.algarvepropertysearch.com
info@yellowhomes.com

AMI N° 6232

The given prices and details are guidelines only and may change at anytime. Services, appliances have not been tested.