

Luz de Tavira e Santo Estêvão - Villa



 3	 2	 150	 1220	495 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	(EUR €)

Modern villa with beautiful garden - possible to extend or split the land and build second villa

This modern three bedroom villa was built in 2015 with great attention to good taste, quality and energetic performance, scoring an excellent A rating classification. The rooms in the house are well distributed with the center being the large kitchen with beautiful wall tiles and the covered patio to enjoy life outdoors, whether relaxing reading a book or dinner with friends. A truly wonderful property to enjoy, in total privacy. There are three bedrooms and two bathrooms, one with shower and the other with a bath.

The property is fully fenced and has two independent entrances. The total land area is 1220 sqm and half is taken by an amazing beautiful garden, fully irrigated with the rain water collection system. There is also an existing non habitacional large annex, currently used as storage. Within walking distance you can find a mini-market plus a local café. Tavira is about 10 minutes drive



Henrique Patterson

927617131 ²

henrique@pattersonproperties.pt

T +351 927 617 131 ² · E info@pattersonproperties.pt
Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA
AMI 9917

¹ (Call to national fixed network) | ² (Call to national mobile network)

away and several village within less then 5 minutes drive. The Barril beach is about 10 minutes drive away.

The property has a huge potential as there is the possibility to either extend the existing villa or split the land and build a second villa.

Property Features

- Fireplace
- Mains water
- Bathroom towel heaters
- Automatic irrigation
- Gate
- Car port
- Built year: 2015
- Countryside location
- Solar water heating
- Double glaze windows
- Garden
- Fenced / Walled
- Barbeque
- Terrace
- Energetic certification: A



Henrique Patterson

927617131 ²

henrique@pattersonproperties.pt

T +351 927 617 131 ² · E info@pattersonproperties.pt
Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA
AMI 9917

¹ (Call to national fixed network) | ² (Call to national mobile network)