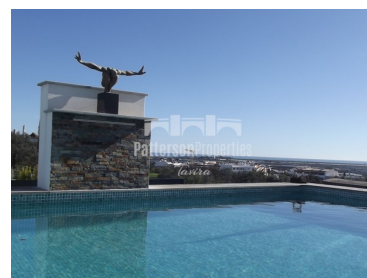




## Tavira (Santa Maria e Santiago) - Villa



3	3	320	686			N/A
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### SOLD: It's all in the details – Attractive modern villa with roof top pool

**SOLD** - Unique South facing villa boosting fantastic sea views, located in a cul-de-sac from an established residential area, walking distance to the center of Tavira. Attention to details is the defining word to describe this beautiful and captivating villa, with a surprising roof top heated swimming pool and Jacuzzi to enjoy in private.

The house was built to a very high level by the current owners to live, choosing the best materials and with a high comfort level and efficiency in mind. The property has photovoltaic panels to produce energy for the all throughout under floor heating (including the basement), for the pool heating, of course the electricity. The hot-water is through the solar panels with electric back up. All the external walls have Ethics system (capoto). All these aspects and more bring this amazing property to the highest efficiency classification level of A+, which translates in practice into a most comfortable home in all seasons.

The house has in the ground level the entrance hall, corridor, an office, a bedroom with fitted



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wardrobes, a guest toilet with shower, the main bedroom with fitted wardrobes and a fantastic bathroom with a free standing bath and see through window to the bedroom. This bathroom also has a shower and is still very spacious. A very cozy sitting area with wood burner and large glass doors facing south. The dining area and kitchen, also facing south, are cleverly inter-connected and have access to a large outside dining area, with sea views! The kitchen has beautiful siltstone counter tops and is fully equipped with high quality equipment, including a very useful and big wine cooler. A large window is the center of the staircase that lead you to the first floor where you will find another shower-room and the third bedroom with wood burner, currently used as a second sitting room. The roof terrace is really the “crème de la crème” of the property, with an enchanting covered sitting area, an oddly attractive center olive tree, the Jacuzzi and the alluring roof top heated swimming pool.

In the basement level, you will find a fully equipped laundry room, a large basement room and a very stylish double + garage. The laundry room and basement room also benefit from under floor heating. The villa sits on the high ground of a south slopping 686sqm plot with mature garden with irrigation system throughout. At the bottom of the plot you will find an extra outside sitting area and a boules pitch. Fully fenced with automatic gates, one to access to ramp to the garage and another for ground level street parking.

The plot has a total size of 686sqm, the basement/garage 116sqm, the ground level 147sqm and the top level 57sqm plus the roof terrace. In total 320sqm of built area.

A truly fantastic unmatched property that will surely be the dream of a very lucky buyer.

## Property Features

- Air conditioning
- Fireplace
- Solar water heating
- Double glaze windows
- Pool
- Automatic irrigation
- Fenced / Walled
- Electric gate
- Garage
- Roof terrace
- Energetic certification: A+
- Under floor heating
- Electric shutters
- Mains water
- Bathroom towel heaters
- Garden
- Private pool
- Gate
- Terrace
- Built year: 2018
- Security alarm
- Sea view



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