



## Tavira (Santa Maria e Santiago) - Villa



3	3	243	607			<b>870 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)



## SOLD - Amazing modern villa with plush design garden and heated pool

### \*\*Exclusive Listing:

SOLD - Modern interiors with very tasteful décor and a unique design garden and pool area make this property quite special, offering total privacy, coziness and tranquility despite being only 800meters from local shops and cafés/bakery. The Roman Bridge is an easy 1,6km walk. The attractive South-East facing garden and heated pool area have been professionally designed to offer total privacy from all neighbors while enjoying a drink by the pool or indeed having a swim. Projected to enhance the existing beauty of the house and it's modern interiors with, the outdoors living boosting the life style that is so much sought after by property buyers in the Algarve. The house has been beautifully finished with the best tile choices and a hand-picked quality kitchen by the current owner. The open central staircase naturally splits the spacious open living social zone



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into the sitting area and the dining area. A large guest toilet before entering the modern kitchen, with high quality electric cabinet doors and siltstone white “Zeus” kitchen top. All appliances from German quality brand De Dietrich. The kitchen leads onto an elevated terrace with BBQ overlooking the pool. On the ground floor there is also a fully equipped laundry room and a garage with an electric car charger and direct access to the house.

The first floor has a large distribution landing area. A large and beautiful bathroom serves the two bedrooms while the main bedroom has its own en-suite shower. All the bedrooms have access to outside terraces.

Throughout the house you will find air-conditioning, central vacuum system and the hot water is via a solar panel.

The plot has a total area of 607sqm and the house a total built area of 243sqm including balconies. Adding to the beauty and modernity of this fantastic property, it has been built with quality making it a very solid and robust property.

A pleasantly surprising property offering great life style without complications.

## Property Features

- Air conditioning
- Electric shutters
- Mains water
- Pool
- Automatic irrigation
- Fenced / Walled
- Electric gate
- Terrace
- Built year: 2013
- Energetic certification: B
- Central vacuum system
- Solar water heating
- Double glaze windows
- Garden
- Private pool
- Gate
- Barbeque
- Garage
- Security alarm
- Sea view



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