



## Luz de Tavira e Santo Estêvão - Villa



 <b>4</b>	 <b>6</b>	 <b>520,42</b>	 <b>20600</b>			<b>1 700 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

**Traditional 4 bedroom villa, set up as a bed and breakfast near Tavira and Luz de Tavira. Set in a traditional and rural setting, it has a large plot.**

Charming traditional 4 bedroom villa in a quiet and peaceful countryside location, near Tavira, in Eastern Algarve. Set in a large plot of 20.000 sqm, this villa has been developed with the best quality built, including top-range isolation materials and structures, both on the interior and exterior walls of the property. Property has a large plot and 1000 steep vineyard. Property has a farm-like set up, with animals. Entrance Hall w elegant staircase; Fireplace; Guest WC; Library Office; Master-bedroom w dressing area; Spacious living and dining room; Wine Cellar; Carport; Covered outdoor dining bar area; Garage; Lake Pond; Landscaped Garden; Outdoor barbeque area; Swimming-Pool. Air Conditioning; Central Sound System; Solar Panels; South-facing. The built standard is so high that the property has been graded a A-level energy certificate. The villa has 2 floors, plus a very large

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basement, occupying the total footprint of the project. On the ground floor, there are two well-sized en suite bedrooms, with private terraces. Also on the ground-floor there is an office, a guest cloakroom and a large open-plan dining and living area, alongside the separate kitchen. On the first-floor, there are 2 large en-suite master bedrooms, one of them with a top of the range Jacuzzi station. In between the two bedrooms there is a large and bright sitting area, as well as a library. The basement is a very large space, which can be personalized to the new owners' taste. Currently it is used as a garage, a wine cellar and storage facilities. All of the materials used in the house are good quality and the decor is made in a traditional-rustic fashion. The outside areas have 1000 sqm of landscaped gardens with a pond. The remaining plot area is used for agricultural or rural use, for farming animals, fruit trees and a small vineyard, currently producing 1600 liters of wine. This property is a dream for anyone looking for a countryside getaway, but not distant from a town center, the main markets and the beaches of the Eastern Algarve. - REF: HAB\_27

## Property Features

- Air conditioning
- Pool
- Garage
- Security alarm
- Fireplace
- Terrace
- Built year: 2022
- Energetic certification: A

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