

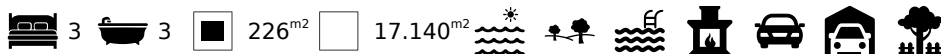


## Immaculate 3 Bedroom Villa with Pool, Surrounded by Extensive Landscaped Gardens near Luz de Tavira

VILLA IN LUZ DE TAVIRA

ref. TV2175

1.995.000€



### Location +

Town	Luz de Tavira
Parish	Luz de Tavira e Santo Estêvão
Municipality	Tavira, Faro
Region	Algarve (East)

### Details +

Usage	Residential
Type	Villa
Construction Year	2011
Rooms	5
Bedrooms	3
Bathrooms	3
Floors	2

- Living area 226m², construction 452m²
- Plot size 17,140m²
- 3 bedrooms, 3 bathrooms, 2 en-suite
- Year of construction 2011
- Air con 3 in 1 in all of the bedrooms with a fireplace in living room
- 4,8km from the coast
- Magnificent views over the countryside with a sea view

This large 3 bedroom villa is set in a peaceful countryside location yet only a short 5 minute drive to the nearest amenities. Set within a large, fully fenced, private plot with magnificent landscaped gardens, ample outdoor terraces, pool area with outdoor shower and a large double outdoor kitchen, this is a perfect place to relax and enjoy the outdoor living lifestyle.

The property benefits from a large, separate first floor room with private roof terrace making this ideal for a potential guest suite with its own independent access.

The garage can be converted into an additional guest suite/apartment and already has plumbing in place.

Outside:



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	226 m <sup>2</sup>
Surface area	452 m <sup>2</sup>
Plot Area	17.140 m <sup>2</sup>

### Access +

Tarmac, Easy Access

### Parking +

Garage, Autom. Garage Door,  
Carport, Driveway

### Living Room +

Lounge/Dining

### Terrace +

Terraces, Roof Terrace

### Kitchen +

Fully Fitted

### Other Rooms +

Other Rooms 1	Storage, Laundry, Basement
Other Rooms 2	T1 Annex

### Bedroom +

3 on Ground Floor, En-Suite,  
Dressing Area

### Bathroom +

Family Bathroom

### Heating-Cooling System +

Under floor heating, Fireplace

### Water-Electricity-Drainage +

All mains, well, Borehole,  
Photovoltaik, Gas Bottle

### Windows +

UVA Protection, Fly Screens, Triple  
Glazing

### Pool +

6x4.5m, Saltwater, Infinity edge

### Garden +

- Large terrace entering into the lounge through patio doors
- Outdoor dining terrace with two large outdoor kitchens
- Terrace off the master bedroom
- Large roof terrace
- Beautifully landscaped garden and natural area
- Swimming pool
- Double garage
- Carport
- Extensive grounds with mature planting, vegetable garden and many varieties of fruit trees

### Amenities

- Fully equipped modern kitchen
- Large living room with dining area and closed fireplace
- Office, basement and laundry room
- Possibility to make 4 extra en-suite bedrooms
- Air con/3 in 1
- Mains water and borehole
- Mains electric
- Triple glazed windows with UVA protection
- Automatic entrance gates

### Location

- Distance to sea: 4.8km
- Distance to the beach: 4.8km
- Distance to nearest golf: 7.5km
- Distance from airport: 24km
- Distance to nearest school: 7km
- Distance to nearest town: 7km (Tavira)



Tavira Office - ALGARVE:  
Rua da Silva 27 Tavira  
GPS. 37° 7' 27.627" N - 7° 38' 44.156" W

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enquiries@togofor-homes.com  
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Landscaped, Natural, Walled, Auto irrigation, Lawn, Fruit Trees

**Exterior +**

BBQ, Courtyard

**Views +**

Sea View, Countryside View



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## PHOTO GALLERY



Lounge/Dining



Kitchen



Terrace



Master Bedroom



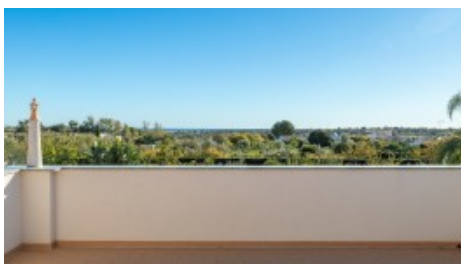
Master Bathroom



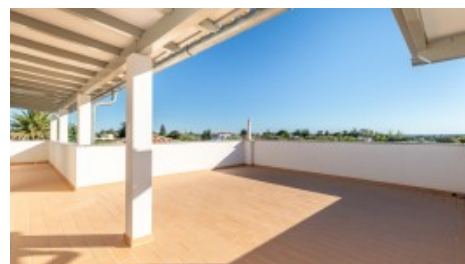
Bedroom



En-Suite



View



Roof Terrace



Independent Guest Bedroom



Guest WC



Basement



Garage



Garage



Garden



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YOUR PROPERTY SPECIALISTS



*Nora*



*Outdoor Kitchen*



*Terrace & Pool*



*Pool*



*Side of property*



*Side of property*



*Terrace*



*Villa*



*Aerial View*



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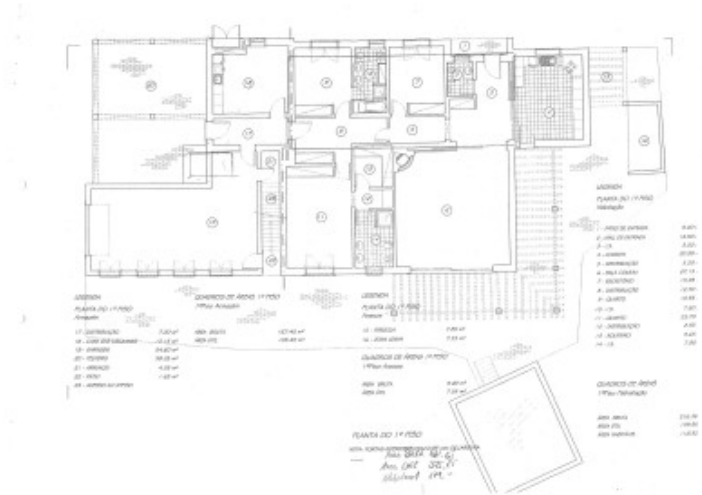
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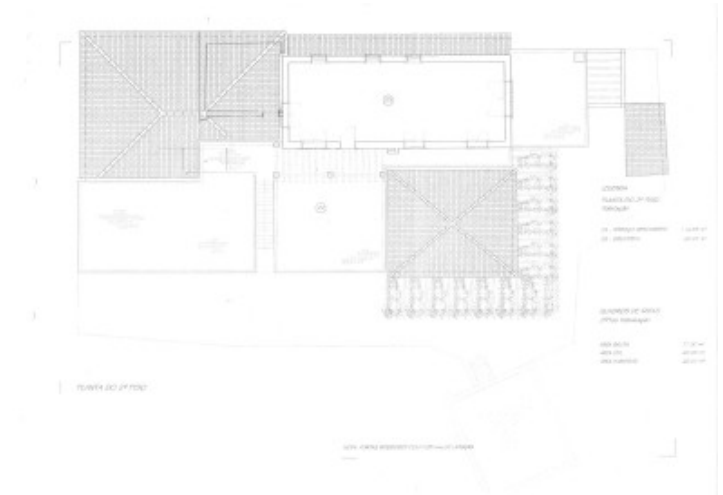


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## FLOOR PLANS



HTV2175 Floor plans 1



HTV2175 Floor plans 2



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