



RESERVED

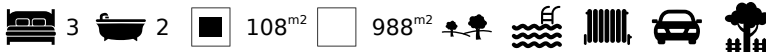


## Pretty 2+1 Bedroom Country House Approx. 8 km to Tavira, East Algarve

VILLA IN TAVIRA

ref. TV2306

485.000€



### Location +

Town	Tavira
Parish	Tavira (Santa Maria e Santiago)
Municipality	Tavira, Faro
Region	Algarve (East)

### Details +

Usage	Residential
Type	Villa
Construction Year	2002
Rooms	4
Bedrooms	3
Bathrooms	2
Floors	2
Furnished	Fully

- Exclusive with Togofor Homes
- Living area 108 m<sup>2</sup>, built area 134 m<sup>2</sup>
- Plot 998 m<sup>2</sup>
- Built in 2002
- 2+1 bedrooms, 2 bathrooms, 1 en-suite
- A bedroom on the ground floor was built later
- Country House located in a rural area, approx. 8 km to Tavira
- Distance to the beach 12 km
- Access via an un-paved country road

Hidden in a rural area and surrounded by pure nature, this small 2-storey country property offers privacy and beautiful views to the green hills of Tavira. The plot has several terraces with uninterrupted views. The house is well maintained and ideal for a permanent residence or own holiday home.

#### Ground floor

- Entrance area
- Open plan living/dining area and kitchen with central heating, wood-burning stove and access to the terrace and garden
- 1+1 bedroom
- Family bathroom
- Access to the BBQ area with outdoor kitchen



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	108 m <sup>2</sup>
Surface area	134 m <sup>2</sup>
Plot Area	988 m <sup>2</sup>

### Access +

Tarmac, Country Road, Steep Access

### Parking +

Carport

### Living Room +

Lounge/Dining

### Terrace +

Terraces

### Kitchen +

Open Plan, Kitchen/Dining, Fully Fitted, Rustic, Breakfast Bar

### Other Rooms +

Storage

### Bedroom +

Bedroom 1	2 on Ground Floor, Fitted Wardrobe
Bedroom 2	1 on First Floor, En-Suite

### Bathroom +

Family Bathroom

### Heating-Cooling System +

Central Heating, Wood Stove

### Equipment +

Cable/Satellite TV, Internet/Phone, Boiler

### Water-Electricity-Drainage +

Borehole, Mains electric, Septic tank, Gas Bottle

### Windows +

Single Glazing, Aluminium, Fly Screens

### First floor

- Master bedroom with dressing area and en-suite bathroom
- 2 separate terraces

### Outdoor area

- 100m deep borehole and water from the canal
- Covered terraces with countryside views
- Various garden terraces
- Elevated terrace with stair access
- Plunge pool
- Workshop/storage room
- Carport and parking space for 2 cars
- Access via an approx. 2 km long, unpaved country road
- Access to the house slightly elevated

### Amenities

- Bright open-plan living/dining area and kitchen
- Gas central heating
- Wood-burning stove
- BBQ with outdoor kitchen
- Plunge pool
- Various terraces
- 100 m borehole with new pump and water from the canal
- Workshop/storage house
- Carport

### Location

- 11.8 km to the beach
- 13 km to the next golf course
- 8 km to Tavira city centre and the nearest school
- 43 km to the Faro airport

### Other Info

- A bedroom on the first floor was built later



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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YOUR PROPERTY SPECIALISTS

**Pool +**

Plunge pool, Tiled

**Garden +**

Landscaped, Natural, Auto irrigation,  
Lawn, Trees

**Exterior +**

BBQ

**Views +**

Countryside View



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## PHOTO GALLERY



Terrace View



Living Room



Kitchen



Kitchen



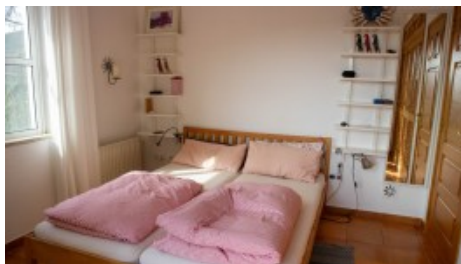
Dining



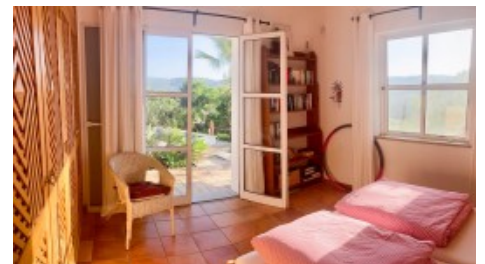
House



Terrace



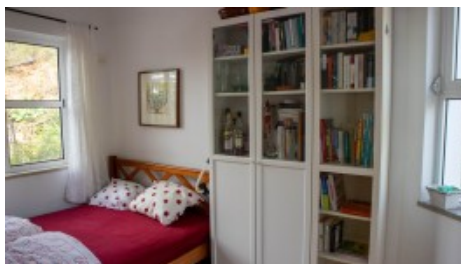
Bedroom 1 - Ground Floor



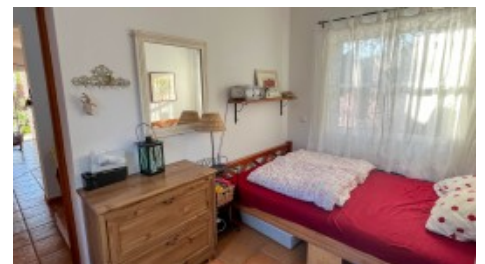
Bedroom 1 - Ground Floor



Terrace



Bedroom 2 - Ground Floor



Bedroom 2 - Ground Floor



Bathroom



Terrace



Garden



YOUR PROPERTY SPECIALISTS



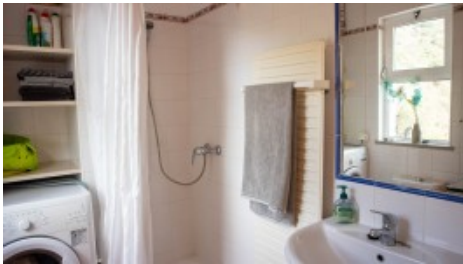
Bedroom - First Floor



Bedroom - First Floor



Dressing Area



Bathroom



View



Garden



Garden



House



Terrace View



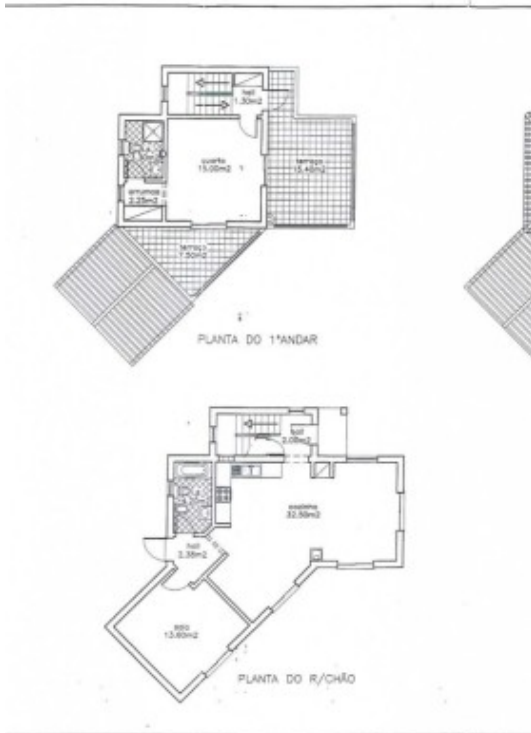
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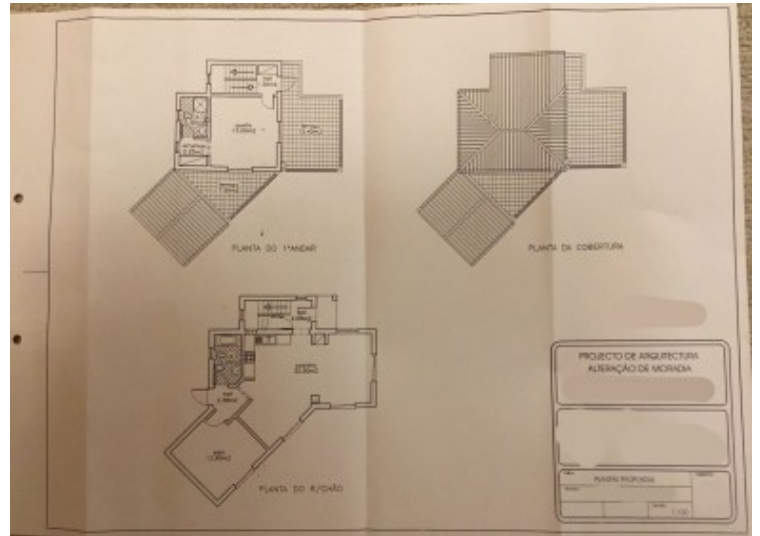
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## FLOOR PLANS



TV2306 Floor plans 1



TV2306 Floor plans 2