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REDUCED







Potential for Several Different Business Models on Large Country Estate, near Tavira

COUNTRY HOUSE IN SANTA CATARINA DA FONTE DO BISPO

ref. **TV867**

~~1.650.000€~~

1.470.000€

6 | 9 | 411m² | 112.571m² | AL | E

Location +

Town	Santa Catarina da Fonte do Bispo
Parish	Santa Catarina da Fonte do Bispo
Municipality	Tavira, Faro
Region	Algarve (East)

Details +

Usage	Residential
Type	Country House
Construction Year	1991
Rooms	12
Bedrooms	6
Bathrooms	9
Floors	2
Furnished	Negotiable

- Plot of 11.4 ha (114,000m²)
- Living area of 167m² (main house)
- Construction year 1991
- 2 Studios/Ateliers with 134m² and 115m²
- 3 separate, private guest cottages
- Rental Licence for the main building
- Renovations are required
- 16 km to the beach

This exceptional property has extraordinary potential as a rural hideaway for discerning guests, well-being clients, arts practitioners or a large family home. It offers a peaceful space to live and work in, to create and practice in, to rest and get away from it all, and as a base for explorations of the region.

Set in a huge plot of land with mature trees and amazing views to the coast, it is just a 15-minute drive away from the picturesque town of Tavira and only 20 minutes from the coast and its wide, sandy beaches. The large studio and atelier, the open-air theatre and the three separate cottages offer the opportunity to host, for example, workshops and cultural events.

The main house and three cottages have all been designed by

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

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Areas +

Living Area	411 m²
Usable area	646 m²
Plot Area	112.571 m²

Access +

Country Road

Parking +

Parking outdoors

Living Room +

Lounge/Dining, Sta Catarina Tiles, Patio Doors, Terrace, Sea View, Countryside views

Terrace +

Balcony/Terrace, Garden Terrace, Roof Terrace, Coast views, Countryside views

Kitchen +

Fully Fitted, Gas Hob/Oven, Extractor, Fridge/Freezer, Dishwasher, Garden View

Other Rooms +

Storage, Laundry, Office/Study, Dance/Yoga Studio, Workshop, 3 Annexes

Bedroom +

Bedroom 1	Main House, 2 Bedrooms, First Floor, Sea View, Countryside View
Bedroom 2	Cottage 1, En-Suite, Garden View
Bedroom 3	Cottage 2, Sea View, Countryside View
Bedroom 4	Cottage 3, 2 Bedrooms, Garden View

Bathroom +

2 Guest Toilets, 1 Family Bathroom, Ground Floor

Heating-Cooling System +

the artist who owns the property. Each building has its individual style, but they all have large window fronts to fill them with light and air.

The main house has an octagonal layout, with a large living area on the ground floor and an equally spacious en-suite bedroom on the first floor. A small, but well-organised kitchen is located just off the living room. Two hallways on opposite sides of the living room lead to the studio and atelier respectively. The studio with its wooden floor and high ceiling would be the ideal space for dance or yoga classes, performances and rehearsals.

The three cottages are spread around the garden and are very private. They each have their own kitchen and BBQ. The swimming pool has wood decking on two sides as well as a tiled terrace offering both shade and sun. This area is surrounded by mature trees and tropical plants, so it is very private but also has views onto the unspoilt countryside.

This is a unique opportunity to purchase a property with a total living space of more than 400m² in an area of increasing touristic interest where building is tightly regulated.

Amenities

• 7x4m pool with decking and tiled terrace
• Mature garden with several ponds, games areas and open-air theatre
• 2 boreholes and holding tanks (cisterns)
• Fully fitted kitchens in main house and cottages
• BBQ areas for guests
• Wood-burning fireplaces in the main house and in one of the cottages
• Laundry room, guest bathrooms and washrooms including one disabled WC
• Phone line/internet/satellite T.V.
• Ample parking
• Alarm system in the cottages
• Air-conditioning in two of the cottages

Location

• Set in the peaceful countryside 3 km from the village of Santa Catarina da Fonte do Bispo and 10 km from the historic town of Tavira.
• All amenities catered for in Tavira: medical centres, supermarkets, a daily food and fish market, banks, post office, pharmacies, newsagents, petrol stations, schools, churches, restaurants, bars and cafes. There are also supermarkets, a bank, a post office, a petrol station, a primary school and several cafés, bars and restaurants in Santa Catarina. The

Fireplace, Salamandra, AC

Equipment +

Cable/Satellite TV, Internet/Phone, Alarm System

Water-Electricity-Drainage +

Borehole, Mains electric, Septic tanks, Gas Bottle

Windows +

Single Glazing, Aluminium, Fly Screens

Pool +

7x4m, Tiled, Shower, Lighting

Garden +

Private, Landscaped, Natural, Auto irrigation, Trees, Fruit Trees, Outdoor lighting, BBQ

Exterior +

Pond, Play Area, Open Air Theatre, Bowling

Views +

Sea View, Panoramic View, Countryside View

agricultural co-operative sells the renowned local olive oil.
• A 20-minute drive to the coast and its beaches.
• A 35-minute drive to Faro international airport.

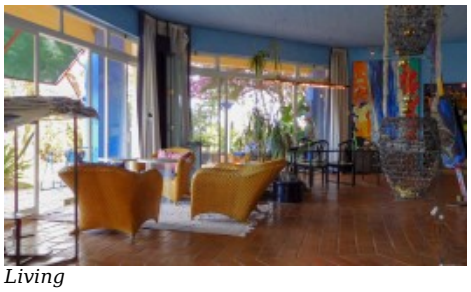
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PHOTO GALLERY


Living


Kitchen

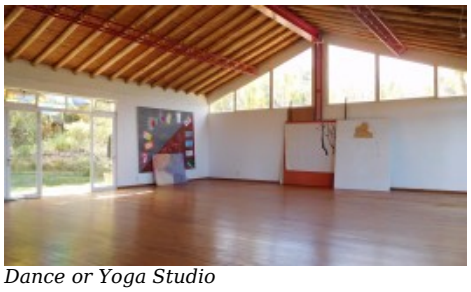

Main House Front Terrace


Master Bedroom


Master Bedroom Terrace


Main House Rear


Main House


Dance or Yoga Studio


View


Path


Cottage 1 Kitchen Dining


Cottage 1 Living


Cottage 1 Living and Single Bed


Cottage 1 Bedroom


Cottage 1 Terrace

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Cottage 2


Cottage 2 Living


Cottage 2 Bedroom


Cottage 2 Roof Terrace


Cottage 3 Kitchen


Cottage 3 Living


Cottage 3 Bedroom Living


Cottage 3 Bath


Pool and Country View

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