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# Santa Catarina da Fonte do Bispo

## Ref: SV2207

Detached, single storey, 3 bedroom property located 4 km from the of village of Santa Catarina and only 17km from Tavira.

188sm | 3687sm | 3 | 1 | NO

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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This country property is located  in a beautiful valley only 4 km from the village of Santa Catarina.

It was originally built in 1998 and features 3 bedrooms, a bathroom, a fully fitted kitchen, a spacious light and airy living/dining area with fireplace, a utility room, roof terrace and an attic.  Covered terraces allow for plenty of shade and outdoor entertaining.  The total living area is 130m2., situated on a plot of 3,687m2.

Surrounded by a beautiful and well maintained garden filled with ornamental plants, flowers, and a variety of trees, including olives, oranges, lemons, and many other. This property offers numerous relaxing spots and is located in the hills above Santa Catarina, Sta. Catarina village is just a 10 minute drive away. The coastal town of Tavira can be reached in approximately 20 minutes, while Faro city and its airport are about 40 minutes by car. Golf courses are within a 20-minute drive, and the Spanish border is accessible in 40 minutes.

The property is connected to mains water and mains sewage, in addition it collects rains water and has 3 water tanks ( 2x 20,000l + 1x 23,500l ) to irrigate the garden.
There is a carport, and workshop/storage rooms.

Property Features:
Aluminium doors and windows with double glazing and solar protection
Electric rolling shutters on some windows
Manual rolling shutters on others
Mosquito nets
Air conditioning units throughout the house
Fully equipped kitchen
Ceiling fans in the living room
Wood burner
Electric boilers
Mains water + Mains sewage
Two wooden garden sheds for tools
Fully irrigated garden

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## General details

- Year of construction: 1998
- Type: Detached
- View: Countryside views
- Outside area: Private garden
- Water: Cisterna, Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Insulation: Double glazing
- Kitchen: Fully fitted , Oven, Freezer, Extractor fan, Hob (electric) , Fridge / freezer
- Bathroom(s): Shower
- Bedroom(s): Airconditioning
- Other areas: Storage / utility room
- Lay-out: Ground floor, Attic (storage)
- Energy certificate: C

## Exterior details

- Outside area: Private garden
- View: Countryside views
- Sewerage: Mains drainage
- Water: Cistern, Mains water
- Ownership: Private ownership (On-shore)