DIVINEHOME®

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Conceição e Cabanas de Tavira — 650,000 €

Ref: SVP2700

This beautiful and spacious one level villa is located in the hills above Tavira. Offering you 3 bedrooms, 3 bathrooms, pre-installation for under floor-heating, air-conditioning, surround sound and central operated electric shutters. All this on a fenced plot with garden and private pool. The property is sold partially furnished.

189sm	1499sm	3	3	YES

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

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Discover this beautiful and spacious one level villa, located in the hills above Tavira. The distance to Tavira is 17 km, approximately 22 mintes driving. At the same distance you reach the Manta Rota area with a selection of lovely beaches. Faro International airport is at 58 km, just under a one hour drive.
Offering you 3 bedrooms, 3 bathrooms, pre-installation for under floor-heating, air-conditioning, surround sound and central operated electric shutters. All this on a fenced plot with garden and private pool.

This beautiful and high quality partially furnished villa was completed in 2018 to high standards.

The entrance leads you into the spacious hallway with to your left the lounge and kitchen and to your right a hallway leading to the bedrooms. Another door in the hallway gives access to the laundry room with an office.

Flooded with natural light, the spacious lounge offers you distant sea-views, fireplace and direct access through sliding doors to the exterior, onto the large terrace with private pool. Adjacent is the fully equipped kitchen with large pantry, in this pantry also a door to the exterior, making it easy to park the car next to the door and drop your shopping inside.

To the left at the entrance is the hallway to the bedrooms. The first bedroom with adjacent bathroom to your left. Whilst to your right are the two remaining bedrooms, both with en-suite bathrooms and direct access to the terrace and pool.

Stairs at the rear of the property lead you up to the very large roof terrace where also the solar panels for the hot water supply are located. The view from here is simply amazing.

All in all an easy to reach spacious property via tarmac road to the electric operated gates.

Highlights:
* Air-conditioning
* Surround Sound
* Pre-installation for floor heating, only a heatpump would need to be installed and connected
* Large glass sliding doors giving lots of natural light in the villa.
* Own water supply via borehole
* Internet via Starlink
* Spacious roof-terrace offering amazing views

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General details

- Year of construction: 2018
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Borehole, Cisterna
- Sewerage: Septic tank

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Washing machine, Dish washer, Hob (gas) , Water filter, Fridge / freezer
- Bathroom(s): Bath, Shower, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Surround sound system, Electric shutters, Internet/Wifi, Sliding doors, Photovoltaic panels
- Other areas: Pantry, Storage / utility room
- Lay-out: Ground floor
- Energy certificate: B

Exterior details

- Garden
- Pool: Chlorine, Private
- Pool size: +- 7 x 3
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony
- Parking: Private parking space
- View: Seaview, Countryside views, Mountain views, Pool view, Garden view
- Sewerage: Septic tank
- Water: Borehole, Cistern
- Beach: 20 min. by car
- Golf course: 15 min. by car
- Supermarket: 20 min. walking
- Restaurant: 5 min. by car
- Health centre: 20 min. by car
- Airport: 60KM
- Ownership: Private ownership (On-shore)
- Sun orientation: South-East