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Santa Catarina da Fonte do Bispo 2,400,000 €

Ref: SVP1538

Newly built villa with stunning sea views, infinity pool and energy certification A+! This high-quality finished property is 10 minutes away from Tavira. The villa has a separate annex, garage with loft and a very luxurious finish.

475sm	23143sm	4	5	YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
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This beautiful villa with very luxurious finishes was built in 2021 and is in a unique location, only 11 kilometers from Tavira. There is a beautiful infinity pool which offers breathtaking sea views. This property is ideal as a permanent house and offers a separate annex to rent out or to receive guests.

The villa has a very good accessibility. After a clear exit of the main road and 100 meters of unpaved road, an electric gate gives access to the fenced plot of more than 23.000m², overgrown with almond, carob, olive and fig trees. Through the driveway, you reach the parking lot of this unique, south facing villa with a heated infinity pool of 12 x 5 meters. The saltwater swimming pool is equipped with a motorized cover. A spacious terrace, beautiful plants, outdoor shower and a jacuzzi complete the outdoor life of this villa.

If you drive by car to the upper courtyard, you have access to the house through the central hall with guest toilet. In addition, from there you reach the spacious kitchen with sleek finishes, along which you have access to the living room with built-in fireplace. From the kitchen and living room, both completed by a large bio-climatic pergola, you can enjoy the panoramic views all year round, over the pool, the hilly landscape and the entire Gulf of Cádiz. From the living room you can reach both the office room and the spacious suite with bedroom and bathroom and walk-through closet. The central hall also gives access to a second bedroom with private bathroom and an elevator. This facilitates the connection between the living area of the villa and the garage. When you park the car in the garage, you can reach the house with your purchases via the elevator. In addition to the garage that can accommodate 2 cars, you will find a technical room in this floor, a complete bath/dressing room to support the pool and plenty of storage space.

Separated by an old olive tree, there is a side building that can accommodate a large camper up to a height of 3.15m or another hobby of your choice. Above you will find a loft with private entrance and bathroom.

The villa has on living level an independent guest house consisting of living room with kitchenette, bedroom and veranda with electrically operated awnings and external stairs to the parking lot. Next to this annex you will find the separate washing and drying room.

The villa combines with a great eye for finishes, modern materials with traditional craftsmanship, for which an energy certificate A + has been issued by applying advanced techniques. The entire house has outdoor blinds with motorized, orientable slats, underfloor heating, air conditioning, spacious fitted wardrobes and modern white carpentry. The house is equipped with 24 photovoltaic solar panels, inverter and batteries for own electricity supply. Three solar collectors supplemented with a heat pump provide the hot water supply. The property features a biological sceptic tank, borehole, 16,000 L water tank, water purification and irrigation system.

The historic town of Tavira is just 10 minutes away by car. In addition, it is 4 minutes from the village of Santa Catarina da Fonte do Bispo, with several restaurants, small supermarket and bakery, 20 minutes from golf or beach and 30 minutes from Faro airport.

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General details

- Year of construction: 2021
- Type: Detached
- View: Sea views, Countryside views, Pool view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden
- Heating
- Water: Borehole
- Sewerage: Septic tank

Interior details

- Heating : Under floor heating (heat pump), Airconditioning (heating + cooling)
- Warm water: Solar Panels , Heatpump
- Insulation: Double glazing, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted
- Bathroom(s): Shower, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi, Sliding doors, Elevator
- Other areas: Storage / utility room, Annex
- Energy certificate: A+

Exterior details

- Pool: Salt, Heated, Private, Cover
- Pool size: 12 x 5
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Automatic irrigation
- Parking: Garage for multiple cars, Garage
- View: Seaview
- Sewerage: Septic tank
- Water: Borehole, Cistern
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 30KM
- Ownership: Private ownership (On-shore)