



## Tavira (Santa Maria e Santiago) - Villa



**3** Bedrooms  
**4** Bathrooms  
**1460** Area (m<sup>2</sup>)  
**Swimming Pool**

**1 200 000 €**  
(EUR €)

### Contemporary 3-Bedroom Villa with Heated Pool & Sea Views Near Tavira

This stunning contemporary villa offers an exceptional combination of luxury, comfort, and practicality, making it the ideal Algarve retreat. Built in 2014 by the current owners, high-quality materials and stylish finishes ensure a bright and spacious interior that connects seamlessly to the beautifully landscaped outdoor areas.

Stepping into the villa, the grand entrance hall immediately impresses, with a striking central staircase leading to the first floor. Natural light floods the open-plan living spaces, enhancing the elegant design and modern layout. The ground floor features a bright and spacious living room designed for relaxation, with large sliding doors leading to the pool area. The modern, fully fitted kitchen seamlessly connects to the outdoor covered terrace, creating an ideal space for entertaining.



**Toni McNab**

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AMI 12086

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A separate utility room and additional storage space provide practicality and organization. Also on this level is a private en-suite bedroom offering direct outdoor access, a dedicated office space perfect for working from home, and a guest toilet for added convenience.

The first floor consists of two further en-suite bedrooms, both featuring private terraces with breathtaking sea and countryside views. All bathrooms throughout the villa are equipped with underfloor heating, ensuring comfort even during the cooler months.

Set on a fully fenced plot of 1,460 m<sup>2</sup>, the property is designed to provide privacy while maximizing outdoor living. The heated swimming pool is the focal point of the exterior, allowing for year-round enjoyment. The beautifully landscaped gardens feature an automatic irrigation system, keeping them lush and well-maintained with minimal effort. A covered outdoor dining and lounge area provides the perfect space for relaxing or entertaining, with the property benefiting from both mains water and a borehole for efficient water usage. The electric gates lead to a private garage and additional gated parking space.

Perfectly located in a tranquil countryside setting yet within easy reach of local shops, restaurants, and the charming town of Tavira, this villa offers the perfect balance of seclusion and accessibility.

#### Property Particulars

Property Type: Villa

Bedrooms: 3

Bathrooms: 4

Plot Size: 1,460 m<sup>2</sup>

Build Size: 250 m<sup>2</sup>

Year of Construction: 2014

Views: Sea and Countryside

Airport: 35 Minutes

Beach: 15 Minutes

Shopping: 10 Minutes

Energy Rating: C

Price: €1,200,000



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## Property Features

- Air Conditioning
- Fireplace
- Electric Shutters
- Garden
- Garage
- Energetic certification: C
- Sea Views
- Double Glazing
- Underfloor Heating
- Pool
- Heated Swimming Pool
- Electric Gates
- Terrace



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