



## Luz de Tavira e Santo Estêvão - Villa



 **3** Bedrooms    
  **3** Bathrooms    
  **242** Area (m<sup>2</sup>)    
  **4317** Land Area (m<sup>2</sup>)    
  Garage

**850 000 €**  
(EUR €)

### Superb 3 bedrooms villa recently refurbished

Villa with 3 bedrooms, 3 bathrooms.

Recently refurbished, walking distance to the waterfront.

Exclusive listing. Superb villa ideally situated in the Natural Park Ria Formosa, Arroteia de Baixo.

Easy

walking distance to the waterfront. Recently fully refurbished to a high standard. Large garden with a variety of fruit trees. Property can be separated into two living units with separate entrances.

Alternatively

it can be used as a three bedroom villa.

This one level home comprises of a large living/dinning area with French windows leading to the covered

terrace overlooking a large garden with a variety of trees, bougainvillea, and other decorative plants. There



**Carlos Junior**

939602847 <sup>2</sup>

c.junior@proluna.com

T +351 281957149 <sup>1</sup> · E info@proluna.com

rua 1 de maio, 32  
AMI AMI 10970

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



is a working wood burner for the winter months, and wall mounted radiators throughout the property. Spacious fully fitted modern kitchen has enough space for a dining table. A door from the kitchen leads to

a covered terrace with a large area for alfresco dining and another door leads to a large laundry room with

a guest bathroom.

There is a hallway leading to two bedrooms with a large shared bathroom. Further down the hallway there

is a door to a separate studio apartment with a kitchen and a bathroom. A large French window allows for

plenty of light and overlooks the front patio. Another door at the back leads to the back patio overlooking

the garden.

The property benefits from a spacious roof terrace with stunning sea and country side views. Solar panels for hot water.

This property has access to beautiful walking, and bicycle paths in the area that attracts the migratory birds

from all over the Europe. Easy access to all major roads that lead to Spain on one side and the West Algarve on the other. Some thirty minutes car drive to the Faro Airport at one side and to the Spanish Border at the other.

## Property Features

- Heating
- Equipped kitchen
- Garage
- Drive way
- Views: Sea views, Countryside views, Garden view
- Double glazing
- Gas fire
- Uninterrupted views
- Solar orientation: North, South, East, West
- Fireplace
- Terrace
- Laundry
- Storage / utility room
- Guest cottage
- Quiet Location
- Solar heating
- Energetic certification: E



**Carlos Junior**

939602847 <sup>2</sup>

c.junior@proluna.com

**T +351 281957149 <sup>1</sup> · E info@proluna.com**

**rua 1 de maio, 32  
AMI AMI 10970**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)