



## Tavira (Santa Maria e Santiago) - Villa



 **4** Bedrooms    
  **2** Bathrooms    
  **366** Area (m<sup>2</sup>)    
  **9513** Land Area (m<sup>2</sup>)    
  **Garage**

**1 100 000 €**  
(EUR €)

### Large 4 Bedroom Property in Ria Formosa Setting Near Tavira

“Quinta do Arroio” sits close to Tavira in the East Algarve and occupies an enviable position just 500 meters from the picturesque waterfront of the Natural Reserve Park of the Ria Formosa – a unique and protected water lagoon that separates the continent from the islands and the sea. The property boasts breathtaking sea views and includes a 9513 m<sup>2</sup> plot of land, which is partially fenced and fully levelled, offering ideal conditions for agricultural works or to keep horses. Accessed via a solid country road, the family home offers on its entire ground floor level a large workshop/ garage of 174 m<sup>2</sup>. The main living area sits on the first floor and is immaculately presented. It comprises of a spacious living room, a good size kitchen with breakfast area and pantry, 4 double bedrooms sharing 2 bathrooms, as well as various covered terraces that wrap around the property and boast stunning views over the sea and the Ria Formosa lagoon. An 18 m<sup>2</sup> attic and a unique rooftop terrace with impressive 270-degree views of the mountains, sea and lagoon complete the living area. East of the villa there is a large water tank that offers the potential to be converted into a swimming pool. The

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land has been carefully landscaped and offers a vast array of fruit trees. The property adjoins the tracks of the Eco-Via cycling/ running / horseriding tracks and boasts huge Equestrian property potential.

## TAVIRA

Set on either side of the meandering Rio Gilão and affectionately known as “The Venice of The Algarve”, Tavira is arguably the Algarve's most charming town. The old Roman bridge, the ruins of a hilltop castle and an astonishing 37 churches with the oldest dating back to the Middle Ages, are among many of Tavira's historic attractions. An enticing collection of restaurants, cafes, bars and shops makes it the perfect sunny Portuguese destination or as an excellent base for exploring the Algarve's eastern reaches. Tavira is ideal for wandering and exploring the ancient city with its many cobblestone streets, hidden green gardens and tree lined squares. There's a small, active fishing port and a modern market with Tavira also being the launching point for the stunning, unspoilt beaches of Ilha de Tavira.

## BEACHES

There are several great beaches near Tavira. The coast in this area is great for long seaside walks and for bathing, as its waters are warmer than anywhere else in the Algarve.

**Ilha de Cabanas:** This is an island in front of the town Cabanas de Tavira, with a spectacular long and narrow beach. The sand is white and the island feels like paradise. Great for long beach walks.

**Ilha de Tavira (also known as Tavira Island):** Is famous for being one of the best beaches near Tavira. The beach is quite sandy and the sand is almost white. Tavira Island stretches for approximately 11 kilometres and is just 3 kilometres south from the town of Tavira. There are restaurants and the beach also holds a Blue Flag, showing the quality of the beach. It is a great destination for a day trip.

**Praia do Barril:** Accessible on foot or by train, this beach is known for its bizarre anchor cemetery with over 100 anchors in front of the beach. The anchors were from the tuna fishing community, which disappeared when the bluefin tuna moved to other waters. The beach itself is also very big and also incredibly beautiful.

## RESTAURANTS

There are many top rated restaurants in Tavira. If you like food, you won't be disappointed here. From local cuisine to fine dining, you can find it all in the area.

## WHAT TO SEE IN TAVIRA

Praça da República, Roman bridge, Jardim do Coreto, Mercado da Ribeira, Mercado municipal, Igreja da Misericórdia, Torre de Tavira (Câmara Obscura), Castle of Tavira, Santa Maria do Castelo church, Santiago church, Science centre, Islamic Museum, Tavira d'Artes, Pego do Inferno (waterfall), Ria Formosa

## THINGS TO DO IN TAVIRA

Walking, bike riding, bird watching, photography, culinary courses, wine tasting, trekking, historical tours, fishing trips, boat trips, water sports, golf, tennis, swimming, skating, etc.

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## COMPASS PROPERTY SALES

We are a fully licenced (AMI 17591) real estate company with a vastly experienced team that have an abundance of local knowledge, focusing on property sales predominantly in and around Tavira and the Eastern Algarve. The company was established to offer all our property buyers and sellers alike, a highly professional, friendly and approachable service ensuring a smooth and problem free sales process. Contact us or visit us now to chat in more detail about how best we can help you find the perfect property in the beautiful Algarve. The main office of Compass Property Sales, with ample parking directly outside, is located on the west side of Tavira just 300 metres from the landmark Sail Roundabout.

## Property Features

- Garden
- Terrace
- Storage / utility room
- Double glazing
- Septic tank
- Attic
- Uninterrupted views
- Solar orientation: South
- Walking distance to local bus service
- Proximity: Beach, City
- Garage
- Views: Sea views
- Water Cistern
- Walking distance to beach
- Quiet Location
- Energetic certification: In process
- Mains water

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