



Luz de Tavira e Santo Estêvão - Villa



5
Bedrooms

6
Bathrooms

369
Area (m²)

19550
Land Area (m²)

Swimming Pool

2 800 000 €
(EUR €)

Magnificent 5 Bedroom Family Villa in Tavira with Sea Views

Perfectly located on a sloping south facing plot in one of the very best settings within Santo Estêvão, Tavira, is this exceptional 5 bedroom villa with spectacular 180° views of the coastline and sea. Electric entrance gates open onto the sweeping calçada driveway, through the terraced gardens and up to the elevated villa at the highest point on the plot with ample parking at the rear. Built in 2005 and superbly maintained, the family home incorporates a blend of traditional features such as natural stone door and window sills, structured quinta style walls (reboque rustico) and high quality Kambala wooden doors, with modern comfort such as underfloor (heat pump) heating and reversible air-conditioning. The 369 m2 luxury home comprises on the ground floor of a South-facing principal reception room with corner stone cladding and a wood burning stove, a chef friendly and fully fitted & equipped kitchen with central island that connects seamlessly to a private dining room with wood burning stove. Two large double bedrooms, one with private en-suite bathroom and one with access to an adjacent guest bathroom complete the ground floor accommodation. All South-facing reception

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rooms enjoy access onto a covered terrace that overlook the mature garden, the pool area towards the Algarvian coastline & sea. A wide staircase leads up to the first floor landing that impresses with a vaulted brick ceiling. The first floor comprises of a spacious Mastersuite with his and hers dressing area and large en-suite bathroom, in addition to two double bedrooms with built-in wardrobes and en-suite bathrooms. The basement offers additional rooms ideal to use for further accommodation, study, a home cinema / entertainment room, a wine cellar, gymnasium, etc. On the South side of the villa the plot boasts a mature tropical garden with fruit and palm trees and a large salt-water swimming pool surrounded by extensive cobble stone terraces and with an external shower. West of the villa there is a Mediterranean style terrace with BBQ covered with a sunshade that allows to entertain a large group of guests. A second rustic plot of 10.000 m2 stretches along the North of the villa adding additional land to the fully fenced hectare of land. VIEWINGS ESSENTIAL

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

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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.

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 our all 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

- Air conditioning
- Swimming pool
- Proximity: Shopping, Restaurants
- Built year: 2005
- Basement
- Security alarm
- Electric shutters
- Borehole
- Solar heating
- Fully fenced / walled
- Energetic certification: B-
- Balcony
- Under floor heating
- Garden
- Terrace
- Drive way
- Views: Sea views, Countryside views
- Double glazing
- Automatic irrigation
- Quiet Location
- Barbecue
- Uninterrupted views
- Solar orientation: South

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