



Santa Catarina da Fonte do Bispo - Villa



 **3**
Bedrooms

 **3**
Bathrooms

 **165**
Area (m²)

 **1250**
Land Area (m²)

675 000 €
(EUR €)



Stunning Tavira 3 Bedroom Villa with Swim Spa and Panoramic Views

Discover a slice of paradise with this stunning 3 bedroom / 3 bathroom villa, perfectly perched in an elevated position amidst nature's beauty. Located in the parish of Santa Catarina near Tavira, this peaceful retreat is just a 20 minute drive from the East Algarve coast, offering both seclusion and easy access to the beach. Set on a generous 1250 m² plot, the fully fenced, gated property ensures privacy and tranquility, surrounded by low-maintenance gardens and offering breathtaking panoramic views of lush hills stretching towards the ocean. Designed with nature lovers and family living in mind, this villa seamlessly blends contemporary design with the natural landscape. The spacious open-plan living area is the heart of the home, where a large, south-facing living room effortlessly flows into a dining area and to a fully equipped kitchen. This open space creates an inviting atmosphere, ideal for both intimate gatherings and larger entertainment, all while embracing the serenity of the surrounding views. Step outside to the villa's expansive wrap-around terrace, where multiple seating areas allow you to relax and immerse yourself in nature. The sun terrace is an ideal

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spot to unwind, complete with an outdoor shower and a swim spa with swim jets, offering the ultimate space to relax while taking in the panoramic views from every angle. For those with a passion for viticulture, the villa also boasts a small vineyard, perfect for cultivating your own wine in this idyllic setting. The property is equipped with modern amenities, including double glazing, electric shutters, pre-installation for air conditioning, underfloor heating, and easy access to main roads. For investors, this exceptional property offers not only a luxurious lifestyle but also an excellent opportunity for rental income or a private retreat. With its peaceful location, magnificent views, and low-maintenance upkeep, this villa is a rare find, combining comfort, style, and nature in perfect harmony.

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

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(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

- Fitted wardrobes
- Equipped kitchen
- Garden
- Heated swim spa with jets
- Built year: 2011
- Storage / utility room
- Video entry system
- Double glazing
- Borehole
- Fully fenced / walled
- Energetic certification: C
- Balcony
- Under floor heating
- Air conditioning pre installation
- Proximity: Mountain, Restaurants
- Terrace
- Drive way
- Views: Sea views, Countryside views
- Security alarm
- Electric shutters
- Quiet Location
- Uninterrupted views
- Solar orientation: South

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