



**Tavira**

**1,900,000 €**

**Ref: SVP1037**

This spacious breathtaking 4 bedroom, 4 bathroom Country Estate is located at just 10 minutes from Tavira. With over 14 hectares of land and beautiful country views you can enjoy all the peace and quiet you could wish for whilst still at only a short drive from town with all amenities and the Ferry which can take you through the Ria Formosa Nature Reserve up to the long stretched Golden Beaches of Tavira Island.



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The ground floor of the property consists of a spacious entrance hall with guest toilet.

To your right from the entrance is the first bedroom with air-conditioning, ceiling fan, floor heating, surround sound and direct access to the exterior.

Straight forward from the entrance you enter the lounge through the double doors. The spacious lounge has air-conditioning, floor heating, fireplace and direct access to the terrace and pool area. A second set of double doors lead into the kitchen fully equipped with; large gas hob, 2 ovens, extractor fan, microwave, American style fridge-freezer and also direct access to the terrace and pool area.

Adjacent to the kitchen is the dining area. Also with air-conditioning and access to the pool and garden.

In the hallway next to the dining room is a large laundry room with access to the exterior.

Further down the hallway going in the direction of the entrance are two more bedrooms, both with air-conditioning, built-in wardrobes and en-suite bathrooms one with hydro-massage shower and the other with walk-in shower.

The stairs in the hallway lead you up to the first floor where the master suite is located. The master suite has its own lounge with storage and kitchenette, the lounge leads into the spacious bedroom with air-conditioning, ceiling fan, walk-in closet and direct access to the spacious first floor terrace. The en-suite bathroom with double wash basins, Jacuzzi bath and walk-in shower has a second door which leads back into the private lounge.

Intercom system throughout the ground floor and first level of the property.

The basement with an area of approximately 235 m<sup>2</sup> consists of several rooms under which a games room, storage, lounge and garage. Also in the basement a bathroom with walk-in shower.

At the exterior of the property is a room with the technical equipment, diesel boiler, large gas bottles. The floor heating of the property can also be run by the solar panels.

On the grounds surrounding the villa are the landscaped garden, around 6 hectares of Olive trees and approximately 7 hectares of Medronho.

The entrance gate to the estate is directly accessible from a tarmac road after which you pass the electric operated gate through the Olive grove up to the villa.





## Détails généraux

- Année de construction: 2008
- Type : Détachée
- Vue: Vue campagne, Vue montagne, Vue piscine, Vue jardin
- Piscine: Piscine privée
- Exterieur: Jardin privée
- Eau: Puis
- Égouts: Reservoir septique

## Détails intérieurs

- Chauffage: Chauffage au sol (pompe au chaleur), Cheminée, Climatisation (chauffage + refroidissement), Chauffage par le sol
- Eau chaude: Panneau solaire
- Isolation: Double vitrage, Isolation thermique, Toiture isolée
- Mobilier: Mobilier négociable
- Cuisine: Entièrement équipé, Micro-ondes, Four, Extracteur, Machine à laver, Lave-vaisselle, Table de cuisson (gaz) , Réfrigérateur-congélateur, Accès au jardin, Accès à la terrasse
- Salle de bain(s): Baignoire, Douche, Bidet, Chauffage au sol
- Chambre(s): Placards, Climatisation, Dressing, Accès à la terrasse, Chambre(s) en-suite
- Finishings: Système de sonorisation, Volets électriques, Portes coulissantes, Moustiquaire
- Autres secteurs: Fitness room, Games room, Debaras, Stockage
- Sous-sol
- Lay-out: Rez-de-chaussée, Premier étage, Sous-sol
- Certification énergétique: A

## Détails extérieurs

- Piscine: Chlorine, Privée
- Surface piscine: approximate 5 by 10 meters
- Jardin: Jardin privé, Clôturé, Arrosage automatique
- Parking: Garage
- Plage: 10 minutes by car
- Terrain de golf: 10 min. by car
- Supermarché: 10 min. by car
- Restaurant: 5 min. by car
- Centre de santé: 10 min. by car
- Aéroport: 40KM
- Titularité: Titularité privé (On-shore)