DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

# Santa Catarina da Fonte do Bispo 780,000 €

## Ref: SVP2037

Experience serene living in this 3 bedroom villa blending comfort with nature. Built in 2004, this well maintained property boasts a spacious kitchen, cozy living room and master en-suite with a walk-in wardrobe. Step outside to find a salt water pool, covered terrace, and pergola with breath taking views. Fully fenced, with lush gardens, it's minutes from Tavira and Stª Catarina, just 35km from the airport.

200sm | 6200sm | 3 | 2 | YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
**www.divine-home.pt | info@divine-home.pt**

Nestled amidst the serene landscapes of the Algarve, this southwest facing villa offers a retreat where comfort meets nature. Built in 2004, this well-maintained property embodies the essence of peaceful living while boasting modern amenities for your convenience.

The Property:
Situated on a gently sloping plot, this villa features:
A spacious and fully equipped kitchen, a separate dining room now used as an office, a cozy living room with high ceilings and wood burner. The master en-suite is a large room with a walk-in wardrobe and private bathroom. There is a second double bedroom and a second bathroom with double access also via the terrace. This 2nd bathroom has a double function, it serves the 2nd bedroom in the house and also serves the 3rd bedroom, which is accessed from the exterior. The 3rd bedroom originally a large storage room, has now been converted into a lovely guest bedroom. Next to it is a large laundry/utility room.

Step outside to discover:
A refreshing pool surrounded by a covered terrace with an outdoor kitchen and BBQ. Additional covered terrace and sitting areas ideal for alfresco dining. A sun terrace with a pergola offering breathtaking uninterrupted views

The 6,200m² plot is fully fenced and adorned with almond, pomegranate, fig, lemon, olive, and orange trees. An automated irrigation system ensuring lush greenery year round.

About the Area:
Only 12 minutes from Tavira, and 5 minutes from Stª Catarina this property is accessible via a short dirt track (190m) and concrete lane (350m) , offering a peaceful retreat away from the bustle of the city. With a few neighbouring properties close by owned by a mix of nationalities, you'll find a warm and diverse community here. Enjoy uninterrupted country views while being just 35km from the airport and 13km from the famous Barril beach.

Unique Features:
-Fireplace for cozy evenings
-Comfort provided by reversible air conditioning
-Ample storage including a utility room
-Pergola, covered terrace, and roof terrace for outdoor enjoyment
-Private salt water pool 9x4m ( 2023 renovated and new liner, pump and filter)
-Fully fenced
-Mains water and Cistern
- Gas: Bottled (For hob)
- 2 x Electric Boilers for Hot water
-Sewage: soak away Septic tank

DIVINE HOME®

IMOBILIÁRIA • REAL ESTATE

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

**www.divine-home.pt | info@divine-home.pt**

## General details

- Year of construction: 2004
- Type: Detached
- View: Countryside views
- Pool: Private pool
- Outside area: Private garden
- Water: Cisterna, Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Kitchen: Fully fitted , Oven, Extractor fan, Boiler, Hob (gas) , Granite worktop
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning
- Extras: Internet/Wifi, Alarm, Shutters
- Other areas: Storage / utility room
- Energy certificate: D

## Exterior details

- Pool: Salt, Private
- Pool size: 9x4
- Outside area: Private garden, Fenced/walled terrain
- View: Countryside views
- Sewerage: Soakaway septic tank
- Water: Cistern, Mains water
- Beach: 15 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. walking
- Airport: 35KM
- Ownership: Private ownership (On-shore)