



## Tavira

### Ref: SVP691

Amazing 5 bedroom, 3 bathroom farmhouse (2003) with pool, just minutes from Tavira, located on over 4 hectares of land with over 800 of fruit trees, a double garage and various outbuildings for workshop and storage. Further a fully equipped 2 bedroom mobile home (8x3 meter) is placed on the land.



339sm



41468sm



5



3



YES

This unique property is located on 4 hectares of land with lots of privacy at only 2,5 kilometers of the Castle in Tavira centre. The owners have built this property in 2003 with eye to detail and with high quality materials. The property boost an amazing atmosphere with various areas for relaxation and is the perfect choice for your main residency.

If you are looking for an option for rural tourism, or for a home to keep horses or a place to have a vineyard; this property combined with its large plot of 4 hectares of flat land, is also suitable for those purposes.

Entering the farmhouse the brightness of the design is immediately visible with white doors and white window frames, high ceilings and lots of natural light. The bright hallway with guest toilet leads to the living room, kitchen and staircase to the first floor.

From the hallway to the left you enter the very spacious lounge area (80 m<sup>2</sup>) with underfloor heating, extra high ceiling, many windows, separate tv-area and adjacent separate office space. From the lounge you have direct access to the front and rear of the garden with lovely covered terraces.

The fully equipped kitchen with air conditioning and underfloor heating contains various built-in equipment and adjacent to the kitchen is a separate technical area.

Further on the ground floor there is the master bedroom with build-in wardrobes, air conditioning, underfloor heating and en-suite bathroom with bath and shower. Also two further bedrooms with air conditioning, underfloor heating and a separate bathroom complete the ground floor. From all the bedrooms you can directly access the garden and pool area.

The first floor of this property offers two bedrooms with a separate bathroom. Also on this level there is a spacious terrace to enjoy the sea-view.

On the exterior of the property is the beautifully landscaped garden, a heated salt water pool (10 x 4.20), gazebo, jacuzzi, pool shower, various open and covered terraces and a small annex with extra washing machine, toilet and technical equipment.

There is also a double garage with extra wide doors, a double carport, and adjacent storage areas.

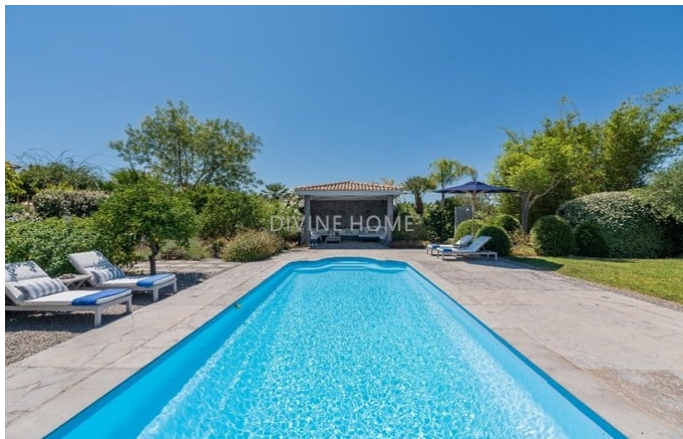
On the land there are more than 800 fruit trees ranging from oranges, lemon, lime, peach, plum, figs, apple, avocado, olive, carob and grapes. The garden has an automatic irrigation system installed. The plot is fully fenced, giving access through the automatic gates. The paved drive way gives access to the carport and double garage. Further a fully equipped 2 bedroom mobile home (8x3 meter) is placed on the land.

The property is also energy sufficient; having 8 solar panels for heating the domestic water and a photovoltaic tracking system with 24 solar panels for electricity (in 2017 with returned payments due to more energy generated than used).

There is also a borehole of 100 meters on the land. Next to water supply from the borehole, there is a connection to the mains water and also connection with the dam ("barragem"). The water is stored in 2 tanks of 3.000 liter each; additional there is a water softener and UV-filter installed.

The property has been built and maintained with good care. A property ready to move in. If you are looking for an unique atmosphere on a large plot of land very near to the city of Tavira than this property is definitely for you.





## General details

- Year of construction: 2003
- Type: Detached
- View: Sea views, Countryside views
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony
- Water: Borehole, Cisterna, Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Under floor heating (heat pump), Airconditioning (heating + cooling) , Under floor heating
- Warm water: Solar Panels
- Furniture: Without furniture
- Kitchen: Microwave, Oven, Washing machine, Dish washer, Hob (gas) , Fridge / freezer
- Bathroom(s): Bath, Shower, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Other areas: Storage / utility room, Annex
- Lay-out: Ground floor, First floor
- Energy certificate: B

## Exterior details

- Pool: Salt, Heated, Private, Pool shower
- Pool size: 10 x 4
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Garage
- Ownership: Private ownership (On-shore)