



4 Bed Villa For Sale

Santa Catarina Fonte Da Bispo, Algarve, Portugal

€2,400,000

Ref: 619204

* On Market * 4 Beds * 4 Baths

Luxury new 4 Bedroom Villa with sea views Santa Catarina, Tavira including a 60 sqm garage plus separate garage for a motorhome

This exceptionally well constructed contemporary villa sits on a south facing elevation with panoramic views of th

- Property Type: Villa
- Bedrooms: 4
- Bathrooms: 4
- Reference: 619204
- Plot/Unit: 23000 sq m
- Build/Unit: 300 sq m

Property Description

Luxury new 4 Bedroom Villa with sea views Santa Catarina, Tavira including a 60 sqm garage plus separate garage for a motorhome

This exceptionally well constructed contemporary villa sits on a south facing elevation with panoramic views of the coastline. The whole house faces south and has plenty of full length windows to maximise light and warmth. Fully insulated with quality

shutters and double glazing the property is cool in summer and warm in the winter. Featuring an heated infinity pool and outdoor jacuzzi the villa combines luxury and comfort in a tranquil and beautiful setting.

Courtyard 165m²

Secure cobbled courtyard area with access to main entrance door

Entrance 16.7m

Full length picture window and additional storage cupboards. Lift access. Guest bedroom to the left and circulation space on the right leading to the

Kitchen 16.5m²

Spacious light filled kitchen with plenty of granite topped work surfaces and extensive storage space.

Gas hob, American style fridge/freezer and door to south facing terrace for outdoor dining

Living room 31.2m²

Glassed on 2 sides with access to south facing covered terrace overlooking the pool and with views of the coastline. Log burning fireplace and built in shelving and storage unit

Terrace 49.9m²

Equipped with electric pergola with manoeuvrable slats to direct the sun

Guest toilet 2.5m²

With wc and sink

Master bedroom 17.8m²

Double bedroom with floor to ceiling west facing window

Dressing area 12.4m²

Bespoke area with wardrobe, shelving and drawers

Ensuite 13.5m²

Large bathroom with walk in rain shower, wc, double sinks and vanity unit.

Door to courtyard and outdoor shower area

Office 9.7m²

With built in bookshelves and window facing kitchen

Bedroom 2 12.5m²

Double bedroom with fitted wardrobe and full length south facing windows

Ensuite 8.3m²

Walk in rain shower, wc, bidet and sink

Laundry

Accessed from courtyard 5.7m²

Guest Annex

Living/dining area 23.9m²

South facing with patio doors to terrace

facing terrace with electric awning 13.4m²

Steps down to pool and garden

Bathroom 5.8m²

Walk in rain shower, wc, bidet and sink

Bedroom 3 12.5m²

Double bedroom with fitted wardrobe, door to south

Guest Attic over garage approx 38m²

Bedroom 4

Woodlined attic ceiling with south facing window

Bathroom

Shower room to be installed

Heating

Underfloor heating installed throughout and powered by heat pump

Air conditioning

Recessed units installed in living room, kitchen and bedrooms

Garage 60.9m²

Double garage with large storage rooms and changing/bathroom for the pool. Lift to first floor

Garage for camper van 39m²

Separate high ceilinged garage for motor home

Swimming pool 11 x 5m

Heated salt water treatment infinity pool with electric cover. 1.2m to 1.6m deep

Jacuzzi and shower

Hot tub and shower installed beside the pool

Garden

Semi landscaped areas around the house

Views

Spectacular panoramic views over the countryside

the coastline

Utilities:

Mains electricity, solar panels, borehole, septic tank
and gas bottles

Energy Rating: A+

Build Area: 300m² Total Area: 2.3ha

Other information:

☑ Insect screens and electric slatted blinds

☑ Underfloor heating via heat pump

☑ Carpet tiles in all bedrooms

☑ Central vacuum system

☑ Reverse osmosis water filtering system

☑ LED lighting throughout

☑ Lift from garage to house level

Gallery

