DIVINE HOME®
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Luz de Tavira e Santo Estévão 2,950,000 €

Ref: SVP2112

This amazing property is located just 300m from the waters of the Atlantic Ocean, at almost every spot in the house you can see the ocean. The villa is nestled in a large private and peaceful plot with beautifully landscaped gardens. All amenities are within easy reach.

298sm | 7826sm | 3 | 3 | 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 just 300m away from the tranquil waters of the Atlantic Ocean, this remarkable villa offers a serene retreat with mesmerizing ocean views from nearly every corner. Set in a peaceful and quiet location yet conveniently close to amenities, this property embodies luxury living at its finest. Equipped with modern comforts including electric floor heating, air-conditioning and a fiber internet connection, this villa promises both comfort and convenience.

Ground Floor:
Stepping through the majestic wooden double doors, you're welcomed into the spacious hall, where to your right awaits a chef's delight – a generously sized kitchen and dining area adorned with a stunning stone floor, warmed by electric under floor heating. The kitchen boasts premium features including a professional double gas hob, double sink and a breakfast island with additional sink, opposite to the kitchen lies a cozy "snug" room, perfect for unwinding with a good book. Completing the ground floor is a guest toilet with a nearby storage space and a spacious bedroom with an en-suite bathroom and access to a south-facing terrace, inviting you to bask in the sun and relish the panoramic views.

First Floor:
Ascending the stairs to the first level, you'll discover a sprawling lounge with a fireplace, offering direct access to the East and South facing terrace, ideal for soaking up the sun or enjoying al fresco dining. Continuing on, the master bedroom awaits, featuring a striking wooden ceiling, a dressing area with built-in wardrobes and a luxurious en-suite bathroom equipped with double wash basins and a shower. The master bedroom also grants access to a vast West and South facing terrace, providing a serene haven for relaxation and rejuvenation.

Lower Level:
Descending the stairs to the lower level, you'll find the third bedroom, a bathroom, a convenient laundry room and a spacious garage. Adjacent to the garage lies a well-organized technical room, ensuring seamless functionality of the property.

Outdoor Living:
Upon arrival, the property welcomes you with electric gates, leading into a fenced haven with a meticulously landscaped garden. Outdoor living is seamlessly integrated with the kitchen area, where steps lead down to the inviting pool and terrace area, complete with a shower and a guest toilet.

About the Area:
Situated in close proximity to the Ria Formosa Nature Reserve, this location offers a unique blend of natural beauty and tranquillity. Accessible via a well-maintained unpaved track, the property enjoys a sense of seclusion, yet, remains conveniently close to amenities, making it an ideal retreat for those seeking a harmonious balance between serenity and convenience.

Capturing the essence of luxury coastal living, this remarkable villa, completed to high standards in 2006, presents a once in a lifetime opportunity. Words may fall short in describing the allure of this property and its enviable location – it truly must be experienced to be fully appreciated.

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General details

- Year of construction: 2006
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Borehole, Cisterna
- Sewerage: Septic tank

Interior details

- Heating : Under floor heating (electric), Fireplace (log burner) , Airconditioning (heating + cooling) , Central heating, Fireplace
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Hob (gas) , Fridge / freezer, Access to garden, Access to terrace
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Fibre optics
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: B-

Exterior details

- Pool: Private
- Pool size: +- 11 x 5
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Carport, Garage
- View: Seaview, Countryside views, Mountain views, Pool view, Garden view
- Sewerage: Septic tank
- Water: Borehole, Cistern
- Beach: 10 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. by car
- Health centre: 10 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)