



## Tavira (Santa Maria e Santiago) - Villa



 12  
Bedrooms

 9  
Bathrooms

 447  
Area (m<sup>2</sup>)

 3824  
Land Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**1 690 000 €**  
(EUR €)

### Luz de Tavira - T12 + 9 bathrooms - Villa + 4 Guest houses - AL license included

Beautiful property with a magnificent 3 bedroom villa including a single-storey suite as well as four houses in the local style so appreciated by tourists but also by the Portuguese, transformed into holiday homes with all modern comforts and active AL license and included in the price\* all close to the sea and beaches and in the heart of the charming village of Luz de Tavira

This beautiful property is currently in mixed, private and tourist use (AL)  
Numerous palm trees, hedges, create a bucolic and serene atmosphere.

A furnished independent villa with 3 bedrooms, one of which is a suite with beautiful terraces;  
A beautiful sunny swimming pool in a perfectly manicured garden; This pool is enclosed, but it is



**Arrabelle Chevallier-Sollier**

French and English

+ 351 962 720 585 <sup>2</sup> · +33 6 86 28 24 16

arrabelle@arrabellimmo.com

T +351 215 876 793 <sup>1</sup> · T +351 962 720 585 <sup>2</sup> · E [contact@arrabellimmo.com](mailto:contact@arrabellimmo.com)

Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa  
AMI 15355

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



possible to remove this fence if desired.

A barbecue area; pleasant areas in the garden to enjoy meals  
A deep well "Nora" in a very beautiful old stone structure;  
Filtration system. Excellent quality water used for the swimming pool, watering of the garden and 3 guest houses  
Reversible air conditioning;

4 fully equipped houses, furnished in the spirit of the country, will offer all the comfort to your guests or your family and allows you if you wish to generate a good profitability, currently rented only during the two summer months for a gross income of about 35,000€ (July and August).

They are composed of:

2 T3 houses;

1 T2 house;

1 house T1.

Not to mention an essential annex used as a laundry room and storage for the AL part.

The property is enclosed, with a well and 11 parking spaces for cars.

Part of the land is currently unused but maintained and could become a beautiful pleasure garden, a fitness trail...

You are 8 minutes by car from the center of Tavira, 19 from the center of Olhão and 30 minutes from Faro airport.

9 beautiful beaches are located around Luz de Tavira, including Barril, near the charming village of Santa Luzia.

This property is ideally placed to combine tranquility and activities.

Welcome to the charming and historic village of Luz de Tavira, where every corner is filled with character and convenience.

From the moment you arrive, you will be greeted by the warm hospitality of the locals and the vibrant atmosphere of the lively streets.

Only a few minutes walk from all the shops: shops, food stores, educational facilities or culinary adventure

Luz de Tavira is a place offering a vibrant and thriving lifestyle in a serene setting, yet so close to everything you need.

The Ecovia cycle path (214 km long) passes nearby.

Train station, bus service... nearby

\* In strict compliance with the laws in force at the time of purchase of the property.



**Arrabelle Chevallier-Sollier**

French and English

+ 351 962 720 585 <sup>2</sup> · +33 6 86 28 24 16

arrabelle@arrabellimmo.com

**T +351 215 876 793 <sup>1</sup> · T +351 962 720 585 <sup>2</sup> · E [contact@arrabellimmo.com](mailto:contact@arrabellimmo.com)**

**Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa  
AMI 15355**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Thermoaccumulator
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Furnished
- Floors: 2
- Drive way
- Views: Countryside views, Village view, Garden view
- Guest cottage
- Automatic irrigation
- Water Cistern
- Main drainage
- Quiet Location
- Irrigation System
- Sealed land area
- Energetic certification: B-
- Mains water
- Washing machine
- Air conditioning
- Equipped kitchen
- Laminated floor
- Pool
- Garden
- Garage
- Built year: 2016
- Laundry
- Storage / utility room
- Security alarm
- Double glazing
- Pantry
- Borehole
- Walking distance to beach
- Central location
- Barbecue
- Security door
- Solar orientation: North, South, East, West



**Arrabelle Chevallier-Sollier**

French and English

+ 351 962 720 585 <sup>2</sup> · +33 6 86 28 24 16

arrabelle@arrabellimmo.com

**T +351 215 876 793 <sup>1</sup> · T +351 962 720 585 <sup>2</sup> · E [contact@arrabellimmo.com](mailto:contact@arrabellimmo.com)**

**Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa  
AMI 15355**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)