

EAV-3445



## MAJESTIC PROPERTY FOR SALE IN TAVIRA, ALGARVE

### POA

#### PROPERTY DETAILS

Bedrooms:	6
Bathrooms:	7
Private Area:	839
Size of plot:	131240
Gross Construction Area:	
Pool:	
Construction year:	2000
Energy Efficiency:	B



Entering this estate through its gates, you follow the cobblestone driveway to the entrance of this magnificent home. The property features a wide majestic entrance with a marble staircase, and high ceilings. To the right, black framed glass doors lead you to a luxurious living room, a separate library and one en-suite bedroom. All rooms have access to the exterior terrace, surrounded by perfectly manicured gardens. The modern dining room is directly by the modern kitchen which has access to the outdoor dining area. The main floor also has the laundry area, and a guest w/c. The top floor offers the master bedroom with en-suite bathroom, a large dressing room and an additional office/bedroom and additional bathroom. Both bedrooms have a south-facing balcony with views across the garden, swimming pool and towards the ocean. The guest annex is a separate area of the house, linked by a winter lounge. It has a living/dining room with an equipped kitchen, a w/c, and 3 bedrooms. One of the bedrooms is en-suite, and the 2 others share one bathroom. The annex has its own covered terrace and joins the garden and swimming pool of the main house from its garden pathways. The garden has been designed with various pathways and leisure areas. Towards the swimming pool, you cross a small bridge over a pond, passing a bbq area with outdoor kitchen, and a 12x9 heated swimming pool. There is also a vegetable garden, storage cabin, a fully self-contained modern wooden cottage and garage for 2 vehicles. The property is equipped with underfloor heating, 15 kw photo voltaic solar panels, air conditioning, electric gates, security system, and a fully fenced plot.

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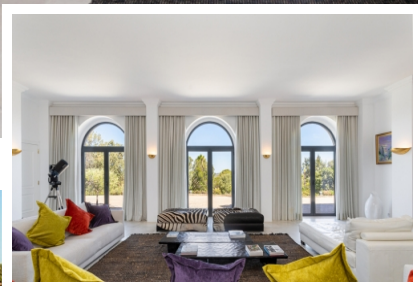
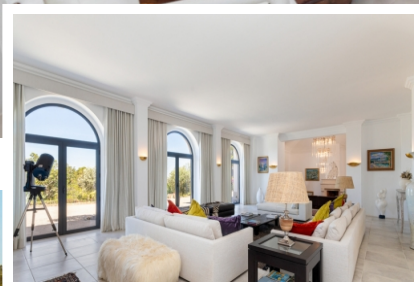
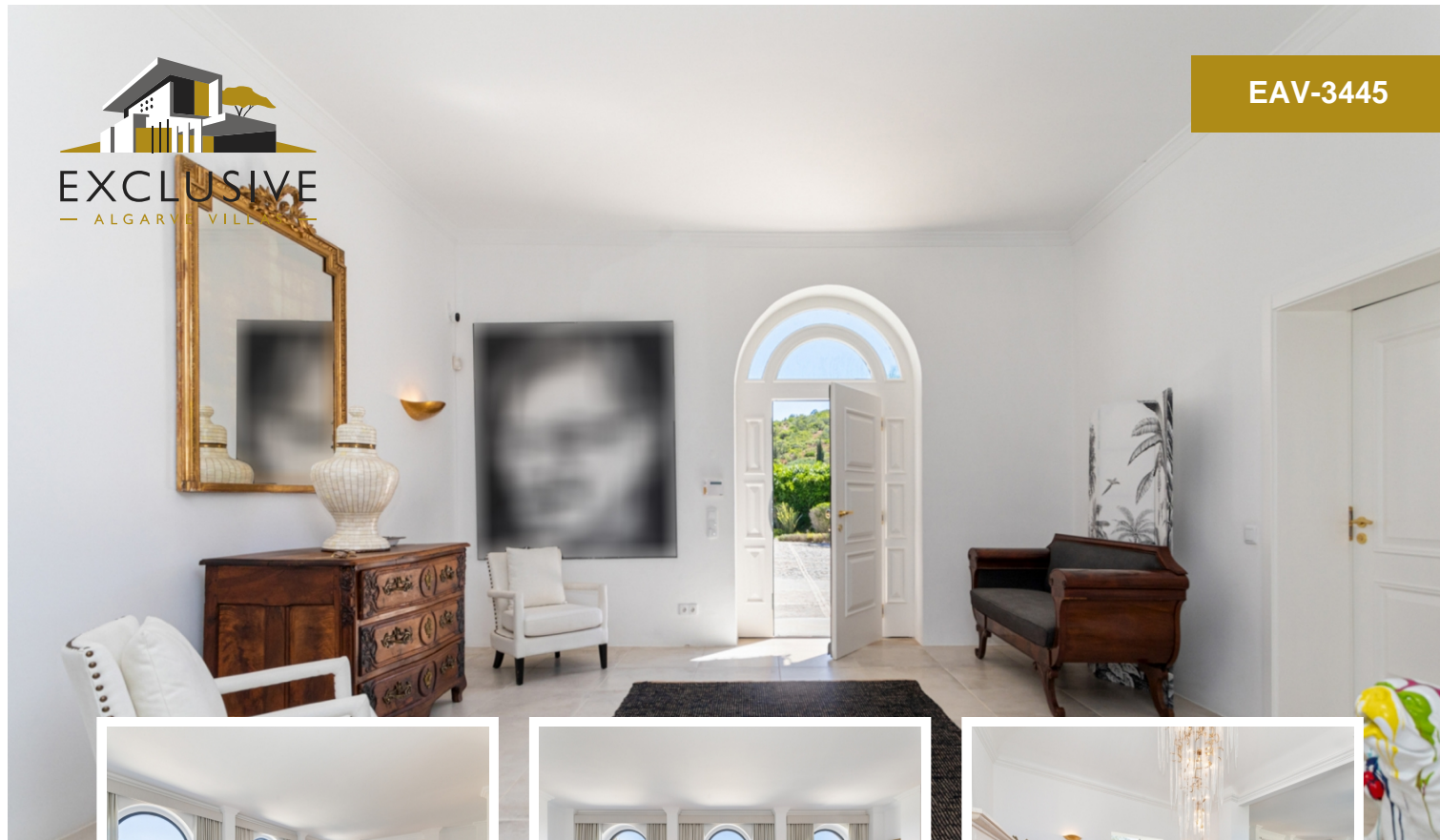
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**Important notice:** These particulars are not an offer or contract, nor part of one. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, layout plans and distances are for guidance only and should not be relied upon as a statement of fact. All property details have been provided by the seller and should not be considered factually accurate about the property, its condition or value. Exclusive Living Mediacao Imobiliaria Lda. holds no responsibility to the accuracy of the information and will not be held liable for any errors on any representation on the property. A buyer must not rely on this information without conducting an inspection or hiring professionals for surveys or legal services to verify all details and documentation prior to a property purchase.

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