



## 4 Bedroom Real estate land For Sale in Tavira

Ref: Monte

A rare opportunity to purchase a large, elevated plot of land with an approved Project in Santa Catarina Fonte do Bispo, for the renovation and extension of an old farmhouse ruin to create a two-bedroom guest annex linked to a magnificent, new two-bedroom villa with a large basement, roof terrace and swimming pool. Nestled in the hills near Santa Catarina, the property is set in a secluded 1.5 ha. (3.7 acres) plot of upland meadow, filled with local trees (olive, almond, carob, fig, medronho) and has stunning views of the surrounding hills and distant ocean. The proposed new villa has been designed to create spacious and light-filled interiors. Floor-to-ceiling windows and sliding glass doors allow light to pour into the substantial, south-facing living room and adjoining kitchen/ dining area. Two generously sized bedrooms have en-suite bathrooms and dressing areas. A huge basement (343 m2) extends underneath the whole building, offering a garage large enough for four cars, a technical space (designed as a sound studio), laundry, a wine cellar, a media room, and a patio that allows daylight to fill the adjacent rooms. A roof terrace, with a technical area, support kitchen, and lounge area, covers the whole house and affords spectacular views of the surrounding countryside and the sea. The restored old farmhouse has been designed as a separate guest annex with a more traditional feel and offers a cozy living room, two en-suite bedrooms, and a kitchen/dining area with south-facing views. The proposed property offers 495 m2 of

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 0 bathrooms	 4 bathrooms
 164,12 m <sup>2</sup>	 14955 m <sup>2</sup>
 1900	
 Outdoor swimming pool	
<b>€ 545,000</b>	

### Features

- Outdoor swimming pool
- Real estate land
- 0 bedrooms
- 4 bedrooms
- 0 bathrooms
- 4 bathrooms

construction area and has the potential for further development to create a rural tourism project with the addition of four more T0/T1 studio apartments. This idyllic rural setting offers peace and tranquillity, yet minutes away from the town of Santa Catarina and its local amenities, while Tavira and Olhão are both only around 15 km away. It is an exceptional opportunity to realize the creation of a stunning villa as your main home, holiday home, or as rural tourism business.

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