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Santa Catarina da Fonte do Bispo 795,000 €

Ref: SVP2064

Nestled in the serene countryside, this delightful 5 bedroom villa unfolds as a harmonious blend of tradition and modernity. Divided into two distinct units, it showcases a cozy traditional cottage with 2 bedrooms and a charming modern annex featuring 3 bedrooms and a mezzanine.

250sm	4383sm	5	3	YES

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Lovely detached 5 bedroom villa, divided into a cozy traditional cottage with 2 bedrooms and a modern annex with 3 bedrooms, mezzanine and pool, situated in the countryside, set on a large plot of 4.838 m2 and conveniently located near all amenities, just a 5 minute drive to the nearby village of Santa Catarina da Fonte do Bispo, only 15 minutes drive to Tavira, and even only 10 Minutes drive to the lovely town of São Brás de Alportel.

This unique property comprises two distinct units, that can also be used as one family home or independent dwellings, seamlessly blending tradition with modernity.

Traditional Cottage:
The first unit, a charming farmhouse, has been thoughtfully converted to provide cozy accommodation while preserving its authentic charm. Traditional wooden doors and windows, coupled with cane ceilings, evoke a sense of nostalgia. The floors, adorned with traditional terracotta tiles, add to the rustic allure. The living room, the true heart of this home, welcomes you with the warmth of a wood-burning stove, creating a cozy ambiance perfect for both relaxation and gatherings. High ceilings add a sense of airiness, accentuating the room's grandeur. Adjacent to the large living room, discover a fully equipped, large traditional kitchen that beckons both culinary enthusiasts and those who appreciate the charm of rustic elegance. 2 bedrooms generously sized, both offering the luxury of space and freedom to create their ideal retreats.

Modern Annex:
The second unit of this property presents a sophisticated retreat where innovation and elegance converge. With 3 bedrooms, including a mezzanine master bedroom, a contemporary family bathroom and an open-plan living concept that promotes sociability, this space is designed to cater to the needs of modern living. Whether you seek relaxation, entertainment, or stylish functionality, the annex is a testament to the seamless integration of comfort and contemporary design. Welcome to a home where every detail contributes to a lifestyle of modern elegance and comfort.

Outdoor Oasis:
Revel in the joys of outdoor living with an additional outdoor kitchen designed for al fresco dining, an above ground swimming pool for refreshing dips and an enchanting fish pond that adds a touch of nature's beauty to the landscape.

Natural Water Source:
The property benefits from a private borehole, ensuring a reliable and sustainable water supply. A nearby river enhances the picturesque setting, adding to the overall charm of the countryside retreat.

Investment opportunity:
Noteworthy is the property's operational Air Bnb business with commendable occupancy rates. This unique feature allows you to relish the property for personal use while capitalizing on its income generating potential through short term rentals. An investment that provides both a retreat for personal tranquility and a revenue stream – truly the best of both worlds.

General details

- Year of construction: 2021
- Type: Detached
- View: Countryside views, Mountain views, River view, Pool view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden
- Heating
- Water: Borehole, Cisterna
- Sewerage: Septic tank

Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Kitchen: Fully fitted
- Bedroom(s): Airconditioning
- Energy certificate: C

Exterior details

- Pool: Chlorine, Private, Above ground pool
- Parking: Private parking space, Carport, Garage
- View: Countryside views, Mountain views, River view, Garden view
- Sewerage: Septic tank
- Water: Borehole, Cistern
- Other areas: Annex(es)
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 30KM
- Ownership: Private ownership (On-shore)