



Private Luxury Collection

Countryside

Tavira, Algarve, Portugal

Rebuilt countryside villa in Santo Estêvão, Tavira set on 3,000 sqm with 210 sqm of internal space.

The property offers three bedrooms, a double-height living area, basement flexibility, and a private pool, with distant sea views from main rooms. Positioned within a low-density area 10 minutes from Tavira, this is a structured acquisition for buyers prioritising privacy, land, and proximity to the eastern Algarve coastline.

LIVING SPACE
[210 M²

BEDROOMS
3

PLOT SIZE
3000 M²

BATHROOMS
3

POOL
Yes

ENERGY RATING
A (ANTICIPATED)

PARKING
[3 cars

OUTDOOR SPACE
Terrace/Garden

YEAR BUILT/RENOVATED
2026



Interior Excellence

The villa is arranged across a single level with an additional basement, providing clear separation between primary living areas and flexible secondary space.

A double-height ceiling defines the core of the home, increasing natural light and internal volume.

The kitchen includes a dedicated breakfast area with direct access to the exterior, and overall circulation is efficient, with a logical flow between entrance, living, and private areas.



The rebuild focuses on modern construction standards with clean lines and practical spatial use.

Luxurious Bedrooms

The property includes three bedrooms and three bathrooms, positioned to ensure privacy from the main living areas.

Each bedroom benefits from natural light and open outlooks, with proportions suited to full-time use rather than occasional occupancy.

The configuration supports functional day-to-day living, with straightforward access to bathrooms and storage.







Outdoor Living

The exterior includes a private swimming pool, landscaped garden areas, and a wide access point with parking. The 3,000 sqm plot provides clear separation from neighbouring properties.



Location

DISTANCES (approximate):

Tavira: 11 km

Beach: 12 km

Golf Courses: 18 km

Faro Airport: X km

Restaurants/Shopping: 9 km

Accessibility:

Set in Luz de Tavira and Santo Estêvão, the area is characterised by low-density countryside development.

Tavira town is within 10 minutes, providing access to restaurants, retail, and services. Beaches including Barril and Terra Estreita are reachable within 15 minutes.



Property Details

MAIN RESIDENCE

PLOT SIZE: 3000 M²

BUILT AREA: 210 M²

TERRACES: 52 M²

BEDROOMS: 3 (3 ENSUITE)

BATHROOMS: X + X GUEST WC

LIVING AREAS: OPEN-PLAN LIVING/DINING,
LOUNGE

KITCHEN: FULLY FITTED, INTEGRATED APPLIANCES.

STORAGE: STORAGE AREAS

ENERGY CERTIFICATE: A (ANTICIPTED)

IMI (ANNUAL RATES): €167

TENURE: FREEHOLD

SERVICES: PRIVATE

CLIMATE CONTROL

-REVERSIBLE AIR CONDITIONING SYSTEM

-DOUBLE-HEIGHT LIVING AREA SUPPORTING
NATURAL AIR CIRCULATION

-LARGE OPENINGS ALLOWING CROSS-VENTILATION

-REBUILT TO MODERN INSULATION AND ENERGY
EFFICIENCY STANDARDS

OUTDOOR

-SWIMMING POOL (UNHEATED)

-DISTANT SEA VIEWS FROM MAIN ROOMS

-LOW-DENSITY COUNTRYSIDE SETTING

-COVERED TERRACES (52 M²)

-GARDENS (MATURE/LANDSCAPED)

-IRRIGATION SYSTEM

PARKING & STORAGE

- DRIVEWAY PARKING (3 CARS)

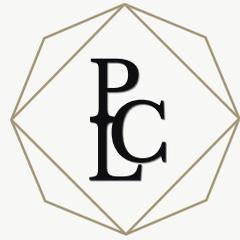
- BASEMENT (FOR STORAGE OR CONVERSION (GYM,
CINEMA, WINE CELLAR))

INFRASTRUCTURE

- BOREHOLE AND DRAINAWAY SEPTIC

- ELECTRIC GATED ENTRANCE

- SOLAR PANELS



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PRICE: €X,XXX,XXX

PROPERTY REFERENCE: PL/XXX

ENERGY CERTIFICATE: [RATING]

VIEWING STRICTLY BY APPOINTMENT



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