



## Tavira (Santa Maria e Santiago) - Villa



3	3	315	1500	Garage	Swimming Pool	<b>1 100 000 €</b> (EUR €)
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)			

### Urban villa with swimming pool and with ample possibility of expansion near Tavira

Exclusive Property in Tavira: Urban Villa with Large Farm and Expansion Potential

Discover a magnificent property in Tavira, Algarve, which combines the charm of an urban villa with the serene surroundings of a country farm. Located on a generous plot and with an excellent location, this property stands out for its versatility and possibility of expansion, making it ideal for both housing and investment.

#### Property Features

The main villa, with two floors and Mediterranean-style architecture, features large, well-lit spaces,

T +351 910 797 869 <sup>2</sup> · T +351 910 797 869 <sup>2</sup> · E [easy@realeasy.pt](mailto:easy@realeasy.pt)

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AMI 22285

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



tastefully decorated and finished with high quality. With a total area of 157 m<sup>2</sup>, the house offers three comfortable bedrooms, a spacious living room with a granite fireplace and a dining room interconnected with the kitchen, which can be opened or closed as needed. The south and west orientation ensures excellent natural light throughout the day.

The ground floor also includes a laundry room, a small office with plenty of sunlight and a guest bathroom. Outside, the patio is a true refuge, with a dining area covered by a porch and a living space ideal for relaxing with the family. The leisure area includes a large swimming pool, a lounge area with a bar, and a fully equipped gym for those who value an active lifestyle.

### Development and Expansion Potential

Located in the heart of the urban perimeter, this property benefits from a high construction index (1.2 gross area and 0.8 implantation area), allowing the expansion of the existing building or the construction of new houses and infrastructures. This versatility is ideal for those looking for an investment with a high return, whether for own housing, tourist accommodation or real estate development.

### Investment Opportunity and Quality of Life

With a strategic location and characteristics that allow a diversified use, this property is a unique opportunity for those looking for an exclusive space with high potential for appreciation. Perfect for permanent residence, holiday home or tourist investment, it is a property that brings together the best of urban and country style, providing comfort, privacy and a premium lifestyle in the heart of the Algarve.

Visit now and let yourself be enchanted by the charm and versatility of this property in Tavira! +351 917 827 930

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## Property Features

- Air conditioning
- Walk-in wardrobe
- Pool
- Garden
- Storage / utility room
- Views: Countryside views, City view
- Double glazing
- Mains water
- Quiet Location
- Solar heating
- Energetic certification: C
- Terrace
- Fireplace
- Internet: Fibre
- Proximity: Golf course, Shopping, Restaurants, City, Pharmacy, Schools
- Drive way
- Pantry
- Security alarm
- Electric garage gate
- Main drainage
- Parking space
- Closed fireplace
- Solar orientation: South
- Garage

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