



## Moncarapacho e Fuseta - Farmhouse



 <b>8</b>	 <b>7</b>	 <b>414</b>	 <b>12000</b>			<b>1 075 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### House with Local Accommodation in Moncarapacho and Fuzeta

Villa with Local Accommodation Business in Moncarapacho – Opportunity in the Algarve

We present an exceptional property in Moncarapacho, less than 2 km from the village center and just a 6-minute drive from the stunning Fuseta Beach and the Ria Formosa. This villa combines traditional charm with modern functionality, offering a consolidated business opportunity with a Local Accommodation license, ideal for investors or those looking for a large home.

Key Features of the Property:

Premium Location: Close to Moncarapacho, Fuseta, Olhão and Tavira, with quick access to the A22 and Faro Airport (20 minutes).

**T +351 910 797 869 <sup>2</sup> · T +351 910 797 869 <sup>2</sup> · E [easy@realeasy.pt](mailto:easy@realeasy.pt)**  
**Sítio dos Calços, Moncarapacho**  
**AMI 22285**

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



**Total Area:** Spacious and well-kept land, with green areas, swimming pool and modern infrastructures.

**Energy Efficiency:** A+ Rating, with 78 photovoltaic panels and a solar heating system with a capacity of 750 liters.

### Divisions and Features

#### Main Residence (115m<sup>2</sup>):

Independent entrance and private terrace.  
Large living and dining room, with traditional finishes.  
Fully equipped kitchen with quality appliances.  
Two spacious bedrooms and a bathroom.

#### Commercial Area:

Six independent apartments (studios and T1), spread over two floors:  
Ground floor apartments with private patios and pool views.  
First floor apartments with stunning sea and countryside views.  
10x5m swimming pool with leisure areas to relax.  
Fiber optic internet with coverage throughout the property.

#### Caravanning Area:

Dedicated space with water and electricity points.  
Shared laundry, showers and toilet facilities.

### Potential Use

**Established Business:** The property is operating as a successful vacation rental, with a confirmed booking portfolio for 2025, ensuring immediate profitability.  
**Transformation into a Family Home:** The flexibility of the configuration allows you to convert the property into a spacious single-family house, whether or not you keep some apartments for rent.  
**Versatility:** Ideal for both a new life project and a lucrative investment in the Algarve.

### Comfort and Sustainability

Reversible air conditioning in all units.  
Semi-automatic irrigation system, using its own water hole.  
Septic tank and independent garage.

### Additional Note

The property is located in a quiet and well-connected area, with a medium voltage pole to the north, away from the living and leisure area, ensuring that the charm and functionality of the property are not affected. The property is managed through a limited company whose shares in the company will also be sold and which includes two vehicles, and all the equipment and furniture of the apartments.

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A detailed inventory will be provided.

Why choose this property?

Located between the coast and the interior of the Algarve, this property offers an exceptional quality of life in a peaceful environment, but with proximity to all amenities. Whether you want to live, invest or both, this is a unique opportunity in the Algarve real estate market.

Don't miss this opportunity! Schedule a visit with Real Easy now and discover the full potential of this property.

## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Internet: Fibre
- Proximity: Airport, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Schools
- Built year: 1983
- Floors: 2
- Kitchenette
- Storage / utility room
- Views: Countryside views, Mountain views
- Septic tank
- Quiet Location
- Parking space
- Closed fireplace
- Energetic certification: A+
- Rental licence
- Garage
- Washing machine
- Air conditioning
- Fireplace
- Solar Panels
- Pool
- Garden
- Renovation year: 2001
- Drive way
- Laundry
- Pantry
- Borehole
- Mains water
- Central location
- Solar heating
- Irrigation System
- Balcony
- Terrace

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