



## 4 Bedroom Land For Sale in Santa Catarina da Fonte do Bispo

Ref: Monte

An elevated plot of 1.5 ha. (3.75 acres) with an approved Project 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 and roof terrace.

Nestled in the hills near Santa Catarina, the property is set in a secluded 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 property offers 495 m2 of 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 15 km away. It is an exceptional opportunity to realise the creation of a stunning villa as your main home, holiday home or as a rural tourism business.

The proposed new villa has been designed to create spacious and light-filled interiors. It will feature:

- \* a substantial, south-facing living room and adjoining kitchen/dining area, with floor-to-ceiling windows and sliding glass doors
- \* 2 generously sized bedrooms with en-suite bathrooms and dressing areas
- \* a large basement (343 m2), with a garage for 4 cars, 2 media suites, storage/utility

|                                                                                                             |                                                                                                            |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  0 bedrooms            |  4 bedrooms           |
|  0 bathrooms           |  4 bathrooms          |
|  164,12 m <sup>2</sup> |  14955 m <sup>2</sup> |
|  1900                  |                                                                                                            |
| <b>€ 545,000</b>                                                                                            |                                                                                                            |

rooms and a patio

\* large roof terrace

\* spectacular views of the surrounding countryside and the sea.

The adjacent, restored old farmhouse offers a more traditional feel, featuring:

\* a cosy living room

\* 2 bedrooms with en-suite bathrooms

\* a kitchen/dining area with south-facing views

Features:

Countryside views, sea views

Proximity: Restaurants

Quiet location

South facing

Uninterrupted views

Location:

Santa Catarina 2 km

Tavira 15 km

Olhão 15 km

Distance to sea 11 km

Beaches (Fuseta, Barrill) 17 km

Faro International Airport 30 km

|                                                                                                           |                                                                                                          |
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