



## 3 Bedroom Villa For Sale in Luz de Tavira

Ref: Atlantic

This immaculately presented, modern house has been designed to offer spacious, light-filled rooms and outdoor spaces.

On the ground floor, there is a bedroom with built-in wardrobe, its own terrace and access to the guest bathroom. The open-plan living area incorporates a fully equipped kitchen, dining area and lounge with a woodburning fire. Sliding doors open onto a private, walled garden, where a swimming pool could be installed. There is private, off-road parking.

On the first floor are two further bedrooms with built-in wardrobes and a terrace with sea view. The master bedroom has an en-suite shower room.

The large roof terrace offers additional outdoor space and views of the ocean.

Set in a quiet, modern development, the property is within easy walking or bicycling distance of the sea, the natural paradise of the Ria Formosa, the amenities of Luz de Tavira and the train station connecting to Tavira, Olhão and beyond.

An ideal property for convenient, comfortable living or as a well-located holiday home.

|  |  |
|--|--|
|  3 bedrooms         |  3 bathrooms        |
|  141 m <sup>2</sup> |  189 m <sup>2</sup> |
|  2016               |  |
| <b>€ 525,000</b>   |  |

### Features

- Main drainage
- Air conditioning
- Fireplace
- Terrace
- Views: Sea views
- Built year: 2016
- Double glazing
- Electric entrance gate
- Proximity: Beach
- Mains water
- Energy Rating A