



2 bed Quinta & 2 bed Guesthouse, a Pool, Garage, large Barn & 2 Ruins.



4



3



688 m<sup>2</sup>



68000 m<sup>2</sup>



CLASSE ENERGETICA

€ 1.100.000

Luz De Tavira E Santo Estêvão

HOME1655Q



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## HOME1655Q

Sitting in 6.8ha of prime agricultural land with fruit & carob orchard.

A wonderful property if you are thinking of going into agro tourism or some other commercial enterprise - with 2 liveable house and three other urban numbers that could be converted into living accommodation.

Location: Good central & quiet location in the Countryside surrounded by other farms with citrus orchards & local trees. Local shops at 5 min drive in Luz de Tavira, another 5 min takes you to one of the nicest beaches in the area, Praia do Barril that you reach by a little diesel train that runs through the dunes. Santa Lucia at only another 2km has a good selection of restaurants, also possible to take a ferry to yet another beach island. Tavira at 10 minutes by car has a lovely old city centre divided by a river & connected by a Roman bridge. Tavira has some very nice restaurants, a shopping mall, museum & a large variety of shops.

Property description: New built Quinta with 2 bedrooms with 132m<sup>2</sup>, & quinta style Guesthouse with 2 bedrooms with 106m<sup>2</sup> & large Barn & Garage with 75m<sup>2</sup> all sitting in 4ha of land. Restored Quinta turned barn with 160m<sup>2</sup> sitting in 11.981m<sup>2</sup> of land. Ruined old Quinta with 114m<sup>2</sup> sitting in 6.584m<sup>2</sup> of orchard. Ruined Quinta with 101m<sup>2</sup> sitting in 6.446 m<sup>2</sup> of land. To be sold in TOTAL & not in parts. The new Quinta & guesthouse have a lot of character & are comfortable homes for living, they were built in 2005 with cavity walls, terra-cotta & other 'old look' floor tiles, solid wood doors & windows with 'tapa-luz' indoor shutters or security grills, country kitchens & electric heating units. The large barn / storage warehouse has 50cm thick natural stone walls & an insulated roof this could be turned into a house for living. The other two ruins are beyond repair, a new project needs to be presented to the local council for approval after which you can build from scratch. This property would be ideal for AGRO-turism.

Accommodation: Covered terrace with the main entrance door into the Quinta with a hall 11m<sup>2</sup>, cloaks/shower room. Sitting room 17m<sup>2</sup> with a wood burner, fitted cabinets with a bookcase & doors to a large covered terrace. Hall with fitted wardrobes, Full bathroom 9m<sup>2</sup> & 2 bedrooms of 13/17m<sup>2</sup>, both have A/C, fitted wardrobes & a door leading to a covered terrace. Fitted & equipped country kitchen 13m<sup>2</sup> with base & wall units, tiled worktop with a sink, electric hob, oven, dishwasher, fridge-freezer & a door to a spacious covered & enclosed terrace that serves as a dining room 25m<sup>2</sup> with a brick BBQ & wall-to-wall sliding doors with access to a private terrace. Door to an enclosed courtyard with access to the guesthouse with an open plan lounge-dining room with patio doors to a covered terrace by the pool & a country kitchen with fitted base & wall units, electric hob, oven, extractor, fridge and dishwasher. There is a bathroom & two bedrooms, one with fitted wardrobes & en-suite shower room.

Features: Mains water, dam water for agricultural purposes + private borehole 72m deep, Solar panels for hot water with a 200ltr storage tank & electric back-up, 3 Phase electricity, septic tank, electric central heating with radiators, A/C in 2 bedrooms, wood burner in the lounge of the main house. Lovely mature gardens with lawns, palm trees & a large variety of fruit trees like mango, avocado & pomegranate around the houses, large carob & fig grove, & citrus orchard connected to a professional, automatic irrigation system with fertilizer. Large, part above ground irrigation tank turned pool 8 x 5m on a filter system. Outdoor stairs to the roof terrace with good country & small sea views. Property fenced with iron entrance gates, gravel driveway to a carport & the garage-workshop & warehouse. Included in the sale are; Kubota tractor with applications, lawnmower & garden tools. Recommended to keep the gardener who has 'know-how' of the property. EPC Main house = C, other house = E.



## Features

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- Construction year: 1900
  - Electricity: Mains - 3 phase
  - Gas: Bottled
  - Construction overview: Natural stone walls, Double brick, Thermal insulated walls, Concrete roof, Ring beam system, Tiled floors
  - Heating: Electric, Wall, Central system
  - Kitchen: Fitted & part equipped
  - Parking: Garage, Open air, Driveway, Off street
  - Additional accommodation: Self contained, Annex
  - Outside space: Terrace, Roof terrace
  - Airport: 35 mins in the car
- Renovation year: 2005
  - Water: Borehole, Cistern, Private supply, Agricultural dam
  - Sewage: Septic tank & soak away
  - House water heating: Electricity, Solar
  - Air conditioning: Reversable, Split units
  - Internal storage: Wardrobes - fitted
  - Security / alarms: Internal shutters
  - Extras: Tractor
  - Livestock arrangements: Stables
  - Garden details: Garden shed, Irrigation - semi automatic, Natural, Lawns, Fully enclosed, Bar-B-Q



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