



## Vila Nova de Cacela - Villa



**4**

Bedrooms

**5**

Bathrooms

**217**

Area (m<sup>2</sup>)

**855**

Land Area (m<sup>2</sup>)

**650 000 €**

(EUR €)

### Modern villa with 4 beds and pool with views and at 5 min drive from beach.

The impressive lounge overlooks the south facing garden & open countryside, offering dramatic views of both sea & mountains from the garden & also from the very large roof terrace. There are large open spaces outside, including BBQ area, outside showers, very large patio with terrace furniture, large table & chairs for al fresco dining & sun loungers to ensure your stay has every comfort. The garden, with its established almond trees, terraces and 8m secure pool provides your personal oasis, as long as you can resist the fantastic nearby family-friendly beaches, of which some of the finest include Monte Gordo, Praia Verde, Altura, Manta Rota, Cacela Velha & Cabanas - all just a few mins drive from the villa! The ancient town & regional centre of Tavira is approx 5 mins away. # 5 Bedrooms, Each bedroom is furnished to the highest standards, equipped with large fitted wardrobes and quality en suite bathrooms and air conditioning to 4 out of the 5 bedrooms. The first



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floor bedrooms have sliding glazed doors leading onto a terrace, each with their own table and chairs. All rooms have mosquito screens across the windows and doors. The fifth bedroom was the former garage which has been converted in a bedroom. In addition, adjustable shutters are also installed in all rooms for your added security and convenience # 4 Bathrooms, # 1 Separate WC # Bathroom 1 - Toilet , Bath with Shower , Bidet Bathroom 2 - Toilet , Bath with Shower , Bidet Bathroom 3 - Toilet , Shower Enclosure Bathroom 4 - Toilet , Shower Enclosure Bathroom 5 - Toilet Bathroom 6 - Outdoor Shower , 1 on patio, 1 on roof terrace # Bathrooms 1 to 4 are all en suite and are finished to very high specifications, including quality wash basins, vanity units and recessed wall mirrors. A separate WC is on the ground floor and is conveniently located for use of Bedroom 5. There are 2 external showers - one on the roof terrace and one on the ground floor patio.

The ancient town & regional centre of Tavira is approximately 10 mins away. You can also drive to the Spanish town of Ayamonte across the River Guadiana in about 20 minutes using the motorway. The Eastern Algarve is famous for its excellent golf facilities - there are six 18-hole courses all very close to Santa Rita: Quinta da Ria - 18 holes, Par 72, 6,016m designed by Rocky Roquemore and Quinta de Cima - 18 holes, Par 72, 6,256m the new sister course next to Quinta da Ria - both courses are just 2 Km from the house! There is also the first Jack Nicklaus Signature golf course at Monte Rei (ranked Top 20 in Europe & Top 100 in the world by Golf Digest USA - the only Portuguese course to achieve this ranking) and is just 3 Km north from the house.

Both Vila Real de Santo Antonio & Tavira (with its new large Shopping Mall) are real-life small towns with good shops for everyday items. Along the EN125 coast road & inland, fantastic local pottery is available. The beach resorts of Monte Gordo, Altura, Manta Rota & Cabanas provide great holiday. Shopping with gifts, clothes, shoes & beach equipment. There are excellent restaurants within easy reach of the house, including Cacela Velha & Fabrica just 2 Km away & beachside restaurants at Manta Rota.

The villa is located only a few Km from the wide-open Blue Flag beach of Manta Rota, with lots of parking space and a pedestrian access way leading straight down to the beach. The whole beach area is very much orientated towards families and is a very safe, clean environment with ample open space, even in peak times, for sunbathing, swimming and playing with the kids. Also try the beautiful beach at Praia Verde - set in a nature reserve with pine forest leading down to the protected sand dunes and fantastic wide-open beaches. This area is truly one of the most outstanding areas of natural beauty.

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