



## Conceição e Cabanas de Tavira - Townhouse



3	3	185		N/A
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Garage	(EUR €)

### SOLD: Sunny and spacious three bedroom property with double garage

**SOLD:** The first word that comes to mind after seeing this property has to be “sun-catching”. All three south facing terraces enjoy sun exposure most of the day, even in winter time. The second word that best describes it is “spacious”! Starting with the practical double garage all the way up to the main bedroom, there is a feeling of space!

Conveniently located close to cafés, bakery, supermarket, restaurants, pharmacy, train station, etc., you have all the essentials within short walking distance. The Cabanas water front is approx 1km away.

The house was built in 2004 and develops on three levels. The total area is 185sqm being approx. 130sqm for the house, 31 for exterior áreas and 24 for the garage. Entering the house you have the entrance hall and to the right the renovated fully fitted and equipped kitchen. A distribution corridor



**Henrique Patterson**

927617131 <sup>2</sup>

patterson.henrique@gmail.com

**T +351 927 617 131 <sup>2</sup> · E patterson.henrique@gmail.com**  
**Largo Eng. Sebastião Ramires, 4, Conceição de Tavira 8800-059 TAVIRA**  
**AMI 9917**

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



leads to the staircase up, access down to the double garage, shower room, living room and the sunny ground floor patio with BBQ. The first floor has two very spacious bedrooms, a large bathroom and a nice size south facing terrace. On the upper floor you will find the main bedroom with a shower room, a north facing terrace and another south facing terrace with sun loungers. Underground you have the practical double garage with direct interior access to the house. Floor plans attached.

The condominium fee is 15 euros per month.

The property is very versatile with the possibility of being a home and also used as a holiday place.

## Property Features

- Air conditioning
- Electric shutters
- Mains water
- Barbeque
- Garage
- Built year: 2004
- Central location
- Walking distance to water front
- Fireplace
- Mains gas
- Double glaze windows
- Terrace
- Furnished
- Walking distance to beach
- Energetic certification: B-



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