



## Tavira (Santa Maria e Santiago) - Villa



**2**  
Bedrooms

**1**  
Bathrooms

**480**  
Area (m<sup>2</sup>)

**400**  
Land Area (m<sup>2</sup>)

**N/A**  
(EUR €)

## Welcome to "Casa Rosmaninho" - Mountainside paradise!

### RESERVED:

"Casa Rosmaninho" is a very special home, offering tranquility, nature, exceptional views and quality of life that the mountains can offer, all nicely wrapped in a high quality house, full of lovely details, functionality and natural light. The house was built to a very high standard by the current owners to be used both in summer and winter.

With large windows facing south and protected from the north, Casa Rosmaninho has beautiful sun terraces with exceptional views of the surrounding rolling hills, orange groves and the ocean in the distance. Within walking distance a water stream runs through the mountains making this a lovely place for mountain hiking and exploring nature. The "Pego do Inferno" waterfall is about 2,5 kms away.

Entering the house, there is an entrance hall that leads to a very inviting living room giving you an immediate feeling of "warmth" and coziness. Two large sliding doors, south and west, let the natural



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light in and give fantastic framed views over the mountains. The practical kitchen, also full of light with East and south facing windows, is just off the living room. Two good size bedrooms, both with very smart wooden mezzanines on top, create extra sleeping or storage space while also give the bedrooms lovely wooden ceilings. There is also a beautiful and large bathroom with shower and bath.

There are solar panels for warm water and is also prepared to be used for the underfloor heating system. The water supply is done privately via a cisterna with a capacity of 8.000 liters that also collects the rain water. The house is built with thermoblocks which have exceptional thermal insulation properties that along with high quality thick double glaze windows and patio doors give "Casa Rosmaninho" residents a very comfortable and efficient living in summer or winter. The house is built in 2010 and is classified with energy rating B-. On top of the existing 80sqm of built area, an additional 40sqm can be built as an extension to the house and/or a pool.

There are other houses nearby, also part of the Soalheira do Pereiro hamlet. The access is via a dirt track for 10 minutes once you leave the tarmac road. It distances 10 kms from Tavira. Travel time from Tavira is a total of 20 minutes, approximately.

## Property Features

- Under floor heating
- Double glaze windows
- Garden
- Terrace
- Built year: 2010
- Sea view
- Solar water heating
- Heat pump
- Automatic irrigation
- Furnished
- Energetic certification: B-
- Countryside location



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