



## Tavira (Santa Maria e Santiago) - Villa



N/A  
CLASSE ENERGETICA

 2  
Bedrooms

 1  
Bathrooms

 58  
Area (m<sup>2</sup>)

**189 000 €**  
(EUR €)

### Charming Little House to Renovate in Tavira Close to Bishops Square

Please Note that this property is UNDER OFFER !!! EXCLUSIVE!!!  
Charming Little House to Renovate in Tavira Close to Bishops Square

This enchanting house, located in the heart of Tavira near Bishops Square, offers a fantastic opportunity for renovation. While the property is habitable, it would benefit from some modernisation, making it ideal as a permanent residence, holiday home, or a rental opportunity in a perfect location.

#### Property Features:

Living Room: Upon entering, you are greeted by a cozy living room that serves as the heart of the home.



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



**Bedrooms:** A hall from the living room leads to two small, charming bedrooms.

**Patio:** The house features an inviting outdoor patio with access to the kitchen and bathroom, perfect for enjoying the pleasant Tavira climate.

**Terrace:** Stairs from the patio lead to a first-floor terrace, an ideal spot for al fresco dining and relaxation.

**Mezzanine:** Inside, wooden stairs ascend to a mezzanine floor, which offers potential as a storage space or an additional sleeping area.

**Renovation Potential:**

**Simple Modernisation:** With some straightforward internal updates, this property can be transformed into a quaint Airbnb rental. Obtaining an AL (Alojamento Local) license could provide a good return on investment.

**Expansion:** For those willing to invest more, there is the potential to add another level, further enhancing the property's value and space.

This typical Tavira house is brimming with charm and offers numerous possibilities for customization and improvement. Whether you're looking for a personal residence or a lucrative rental property, this house presents a unique opportunity in a prime location.

This villa is just 2 minutes from downtown Tavira and the river Gilão  
And it's the real opportunity for both sustainable investment, and reform  
in a balanced way, outside the very busy tourist areas.

-5 minutes from the coast.

-5 minutes from any mini market including Grand Plaza.

-30 minutes from Faro International Airport.

-29 minutes from Ayamonte Spain.



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## Property Features

- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Schools, Public Swimming Pools, Playground
- Furnished
- Floors: 2
- Main drainage
- Attic
- Sealed land area
- Mains water
- Terrace
- Built year: 1950
- Views: City view
- Walking distance to beach
- Central location
- Energetic certification: Exempt



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