



## 3 Bedroom Townhouse For Sale in Vila Nova de Cacela

Ref: Trigo

An extremely rare opportunity to own a townhouse in the heart of picturesque Cacela Velha, renowned for its historic charm, stunning coastal views and well-preserved cultural heritage.

The property one of a very limited number of homes in Cacela Velha is on two floors with a roof terrace and a secluded, walled garden, offering privacy and tranquillity.

The current owners have secured planning permission in this highly protected heritage area for a refurbishment and extension project that will retain the authenticity of the local architectural style whilst transforming the interior into a comfortable modern home.

The renovated house will feature:

- double the current built area (190 m2)
- three bedrooms with en-suite bathrooms
- an extended open-plan living and dining area, which opens onto the
- walled Mediterranean garden
- expanded roof terraces
- panoramic views of the village and the sea
- energy certification (of renovated property): A / A+ (anticipated)
- roof terraces (67 m2)

Amenities:

 3 bedrooms	 3 bathrooms
 107,4 m <sup>2</sup>	 278 m <sup>2</sup>
<b>€ 995,000</b>	





### Features

- Main drainage
- Terrace
- Solar orientation: East
- Views: Sea views
- Garden
- Solar orientation: West
- Proximity: Beach
- Mains water
- Quiet Location
- Sealed land area
- Uninterrupted views
- Floors: 2
- Walking distance to beach
- Views: Beach view

- Mains electricity
- Mains water and Mains drainage

Location:

- Cacela Velha
- Beach 150 m
- Amenities (Vila Nova de Cacela; Manta Rota) 2.5 km
- Tavira 11 km
- Spain 17 km
- Faro International Airport 50 km

 3 bedrooms	 3 bathrooms
 107,4 m <sup>2</sup>	 278 m <sup>2</sup>

**€ 995,000**

## Features

- Built year: Pre 1951
- Energy Rating E