

# Stone cottage with a garden to renovate in Vila Facaia, Pedrogao Grande



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
fdv-096	40 M <sup>2</sup>	260 M <sup>2</sup>	€25,000	0	0

This cute cottage is located in the village of Vila Facaia, a bustling little village part of Pedrogao Grande, even though it is in a village, the location of the house feels secluded and private. This cottage would be great for a little "get-away" or to do up as a rental.

Entering the property through the double gate, you will have the cottage on your right hand side and a bread oven on your left, the garden is from the top, and continues a bit further down, pass the cottage with nice country views. The whole landplot is 260m<sup>2</sup>

Most of the house of 40m<sup>2</sup> has stone walls and these can be kept, some parts are in brick. The cottage will need renovation and most likely a full planning permission from the town hall as there is at the moment no bathroom and water into the house, the old style kitchen has a fireplace.

On top of the land is a water tank with a tap from the mains water and there is sewage on the street.

The garden is walled and fenced and has plenty of fruit trees, like oranges, fig, almond and cherry.

From this cottage it is walking distance to cafe's, resturantes, mini supermarkets, bakery, doctor's and just a few minutes away by car is a nice river beach called Mosterio.

Lisbon and Porto are around 2 hours away and Coimbra, Portugal's third biggest city is around 35 minutes away, seaside around 45 minutes drive.