

Detached 3 bed House with views near Coimbra



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
S-1232	165 M ²	5564 M ²	€270,000	3	2

This family home is situated in an elevated position, with magnificent scenery and plenty of privacy. The property is located close to Coimbra, making it a perfect location for commuting, while enjoying a healthy environment, the singing of birds, the peace and quiet of rural life.

Total property (House + Warehouse/Storage + 5.564m² of land, where 3 more houses can be built. = 270.000,00€

The house currently consists of:

- 2 Large reception rooms
- 2 Kitchens
- 3 bedrooms
- 2 Bathrooms
- Study area
- Verandas
- Garage
- Garden and land

- Furniture included

FIRST FLOOR: The main living areas are located on the 1st floor. Floor. Steps lead through the garden to the main entrance which opens onto a spacious hallway with beautiful Mucibe wood flooring with access following rooms:

Dining Room: (3.7m X 4.m) quite airy , with windows on the side and with Mucibe wood flooring.

Living room: (3,65 X 4,m) With windows at the front and side, Mucibe wood flooring, plus a door that opens onto the balcony with space for a small table and chairs, perfect for enjoying the evening sunsets.

Bedroom 1: (3.3m X 3.5m) double bedroom overlooking the front garden

Bedroom 2: (3.3m X 2.8m) overlooks the side

Bedroom 3: (3.3m X 4.2m)) large, double bedroom with patio doors opening onto the rear balcony, with stunning views over the surrounding countryside.

The family bathroom : (3.3m X 2.2m) is partly tiled and has a shower, bidet sink and WC.

Kitchen: (3.3m X 2.8m) has fitted wooden wall cupboards and floor units, marble worktops, double sink and electric hot water heater.

Ground Floor: In addition to the 3 doors leading to the ground floor, there is a door on the 1st floor corridor leading to a landing. Floor leading to a landing with access to a large loft space and stairs leading to the ground floor with the following rooms:

Study room: (4.m X 3.m)

Spacious corridor: with access to the remaining rooms and the side of the property.

Lounge: (10,m X 4,7m) large space, with open fireplace, bar and wine cellar, the perfect party room.

2nd Kitchen: (3m X 3m) Includes wall and floor units, sink, gas boiler and corner fireplace with door to the rear garden of the property.

Bathroom: (1.5m X 1.3m) with bidet and sink.

Garage: (6.m X 4.m) Internal, good area, located to the front of the property with access from a front driveway.

Outside areas: The property is detached, it is 2.330,m2 and has another front where it is possible to build another villa, plot with good size, with fabulous views over the surrounding area.

The yard is walled, partially paved, with some flower beds, grassed areas to the sides, including mature trees and shrubs.

Double gates leading to the garage and further double gates lead from the road to a paved parking area.

A further section of land extends at the bottom of the walled area, where there is a well with spring water and where home farming can be undertaken.

Besides this part of the property, there is another piece of land belonging to the same article, with 3.234,m2 and a basement and ground floor warehouse in a process of legalizing.

This property is located in a small village very close to the village of Almalaguês, and Mills where there are cafes, restaurants, mini markets, auto repair shops, pharmacy etc..

It is also very close to the A13 highway (1,5Kms), offering the perfect opportunity to travel to Coimbra or to access the main road networks.

Coimbra : 15 minutes

Coast : 45 minutes

Oporto : 1 hour and 15 minutes

Lisbon : 1 hour and 45 minutes

It is a unique opportunity.