

4 bedroom modern spacious villa on top of the hill in Arega, Figueiro dos Vinhos



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
fdv-121	504 M ²	3084 M ²	€330,000	4	4

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This modern 4 bedroom villa was built just under 10 years ago and is 504m² big over three floors with a very spacious dining/living room of 44m², 4 bathrooms and 2 barbecue areas, one sheltered with big sliding glass doors and one under the kiwis, big garage and a good size stunning garden of 2580m² with a borehole and a irrigation and sprinkler system in place.

Energy rating is an A

As entering the the house through the automatic car port gates and walking up to the stairs will lead you to the dining/living room area with the stunning fireplace as a center point and big glass windows that brings plenty of light in. From here you can either go towards the bedrooms, kitchen or the conservatory where one of the two barbecue areas are.

Down the hall is the three of the four bedrooms, all spacious with inbuilt wardrobes and big windows overlooking the mountains, a family bathroom with a shower is in the middle. The master bedroom is the most spacious one and has an en-suit with both a shower and a corner bath. From two of the bedrooms are doors leading out towards the 50m² big veranda overlooking the village and the mountains. On this main floor is also another room, perfect for an office or for an example play room.

The kitchen is off the hallway and the living room and and all the appliances are included in the sale. From the kitchen is an easy access to the conservatory with a barbecue area with a bread oven and to the back of the house where the second outdoor barbecue area, which in the summer is nicely shaded with kiwi plants. A

bathroom with a shower is also situated in the spacious conservatory.

All the rooms are beautifully decorated and has warm calming colours.

The internal staircase will lead you both down to the garage or the attic, the attic is prepared for more rooms if you wish and all the electricity and heating is ready to be connected.

Downstairs is the garage of 162m² with storage rooms and a bathroom with a shower, it is in this spacious area where the forth bedroom is and close by is a sunny room that is prepared to be a second kitchen, all plumbing in place and has a separate entrance to the lower garden. This area is perfect for guest or a self contained studio.

The whole property and the garden is on urban land and contains many fruit trees, such as orange, lemon, tangerine, peach, plums, apple, pear and pomegranate. The garden has been done with taste and very nicely decorated with flowers and the trees. There is a borehole in the garden and an irrigation and a sprinkler system is in place to water the garden.

The house has central heating from either wood or oil and it has one solar panel for hot water. At the back of the house is several outbuildings for garden tools, wood shed and the equipement for the heating system.

The village of Arega is part of the town Figueiro dos Vinhos, in this village you have a few cafes, a mini supermarket, a school and a doctor's office. From this property it is walking distance to all the amenities. It will take you around 15 minutes to drive to Figueiro dos Vinhos. Nearby is also the river Zezere where you can find all sorts of water sport and a camping.

In Figueiro dos Vinhos you will find most things for your daily life, such as doctor's, school's, library, museum, theatre, supermarkets and weekly fruit and vegetable market and plenty of stunning river beaches.

Lisbon and Porto is around a 2 hour drive away and closest train station is in either Pombal or Tomar 30 minutes drive away, Coimbra, Portugal's third biggest city is a 30 minute drive and the seaside 45 minutes away.