

# 4 Bedroom Villa, near Maças de D. Maria, in the Center of Portugal



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
S-1131	135 M <sup>2</sup>	680 M <sup>2</sup>	€199,500	4	4

This villa is situated in a very calm and quiet village, about 9km from the village of Alvaiázere and just beyond the village of Ansião. In any of these villages, you can find everything you need for your daily day, such as schools, health centres, pharmacies, banks, restaurants, municipal swimming pools etc. As well as quick and easy road links to all directions in Portugal.

This property is composed of a ground floor and a loft.

On the ground floor, we have:

- 1 Garage
- 1 Machine Room
- 2 Kitchens
- 1 Living Room
- 1 Dining Room
- 3 Bathrooms
- 2 Bedrooms

In the loft, we have:

- 2 Bedrooms
- 1 Bathroom
- 1 Storage

When we enter from the back of the house, a hall leads us to a kitchen with a barbecue and oven and a service bathroom. An engine room with diesel heating machinery, a 300L thermo-cubicle and a spacious two-car garage.

Back in the hall, we climbed a few steps and entered a spacious and well-decorated kitchen, wide with the support of a dining room.

A large living room with a fantastic fireplace, which works as a stove for supplying heat, and with outbreaks of light that give a tranquil environment to the space.

We pass to another hall where we have access to a shower, a bedroom with a wardrobe, which the current owners use as an office and another bedroom with a wardrobe and a private bathroom with a shower.

A beautiful staircase leads us to the loft that the current owners took advantage of to extend the house. A majestic hallway leads us to a long room lined in wood with air conditioning, a bathroom, storage space and another room that is not completed. This room is already lined and secluded.

This property is very well equipped, with double glazing, shutters and shutters in aluminium, all isolated. It has a water heater in the kitchen that provides heating to all radiators in the house; heating can be diesel or wood, has two solar panels and a 300L thermoregulator.

Outside the house we have a fantastic garden, very well kept, with 680sqm, giant plants and some trees, the land has a properly legalized water hole. This is a house built with great taste and very refinement.