

# 6 Bedrooms Farm in Central Portugal



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
S-1250	196 M <sup>2</sup>	4586 M <sup>2</sup>	€330,000	6	3

**PRICE REDUCED FROM 350.000€ to 330.000€**

**Farm for sale located in Maçãs Dona Maria, Alvaiázere, Central Portugal, with 6 bedrooms, 2 WCs, garage, garden and 6.000m<sup>2</sup> of land with many fruit trees and dripping watering system.**

Having the mountains all around, this farm is in a flat area, next to the road to Tomar and Coimbra and 5 minutes away from the A13 highway.

Dating back from 1943, this family farm was built and maintained until today, and it's ready to continue its production, of fruit (apples, pears, plums, cherries, kiwi, figs), olive oil, and wine. Two wells and a borehole provide the water for the dripping watering system. A channel made by the owners conducts the stream that flows from the mountain and crosses the land.

The main house built with large stone walls is divided by two floors. The first floor can be accessed either by exterior steps or an interior staircase. The older ceilings, floorings, and doors are made of wood, are well preserved and looking great. The lower floorings are more recent and made of tiles. All the windows are double glazed.

## **1st floor:**

Entrance terrace

Dining room

Living room with fireplace

Kitchen and a big terrace

Bathroom

4 Bedrooms

A staircase that leads into the attic.

**Ground Floor:**

Cellar

2 Bedrooms

Storage room

Living room with a bar

Laundry room

Bathroom

Dining room

Kitchen with a wood oven

The garden has a well-maintained lawn, some ornamental plants, a barbecue, machines room, and a WC.

The annex building has a garage with space for two cars, a wine production room, garden tools storage room, firewood storage room, and an attic.

The property is fenced all around and both gates are automatic..

The furniture is not included in the price, but the owner is willing to negotiate it.

It's a beautiful farm, in a good location, and a great opportunity for a family to move in and continue to put in the love and respect to the land.