

Beautiful 3 Bedroom Stone House with Annex near Vila Nova de Poiares



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
CF-97	65 M ²	119 M ²	€120,000	3	3

PRICE REDUCED FROM 130.000€ to 120.000€

Beautiful 3 Bedroom Stone house in a small village between Penecova and Vila Nova de Poiares in Central Portugal.

This quaint stone house is very deceptive, to the front it looks like a tiny cottage, once inside it becomes a large 3 bedroom home spaced over 2 floors with an annex to the back , an ideal holiday home or family home.

The House is made of traditional Portuguese stone and has been tastefully decorated, it has 2 ensuite bedrooms as well as a 3rd bedroom and family bathroom it has a lounge with high ceilings. And exposed stone walls.

The surrounding area has river beaches and cafes within walking distance just 5 minutes by car.

Entrance to the property is through the front of the house into a long hallway with the original stone feature on one wall. To the left is the 1st bedroom with wooden window to the front of the property and electric fitted wall radiator, next door to this is the family bathroom with a sink basin wc and shower, again with stone feature on the back wall.

The Next room is an internal workshop and storage room currently housing the hot water tank ideal for storing outdoor furniture etc, this could if needed become a 4th bedroom.

A stone staircase leads up to a landing area with the lounge off to the left, this lounge has high wooden ceilings and wooden floors, with stone feature walls the lounge has a wood burner incorporated into a brick surround with wooden mantle in keeping with the style of the house also shelving has been made in an alcove to utilize space, the lounge has double aspect windows allowing plenty of natural light into the house.

Behind the lounge through a wooden door is the main bedroom with en-suite bathroom the bedroom has a wooden window to the front of the property, wooden flooring and a door leading into the ensuite which has a corner shower, sink basin and wc.tiled floor and walls

Back to the landing from the lounge then in turn leads into the modern kitchen again suiting the property with duck egg blue base and wall units and light coloured floor tiles this kitchen has ample space and currently has a kitchen table and chairs, multifuel cooker and electric extractor fan, there is a granite worktop throughout. The window looks over the roof terrace and courtyard below, a door leads out from the kitchen to the roof terrace which makes a wonderful private sun trap currently with authentic grass and sun loungers, it has a very relaxing feel. A second roof terrace above the kitchen gives plenty of wonderful views of the villages and valleys below you can see for miles.

The Annex

This annex is accessible from the main house through the courtyard it has a private entrance and consists of a bedroom and ensuite bathroom ideal for guests.

The annex has 2 entrances one single wooden door to an entrance lobby a second door leads into the bedroom with ensuite bathroom and closet, the bedroom also has wooden french doors that make the room very light and airy, and lead back out to the courtyard, this annex is ideal as a 3rd bedroom or just for guests.

The property has been very nicely decorated and has much more space than it would appear from outside it is a mid terrace house with a neighbours garage on one side parking is directly outside the house or beside the village church. The house is a low maintenance property ideal for a working couple or family or as previously mentioned a great lock up and leave holiday home the furniture is also available at the owners discretion at an extra agreed price, it is not included in the property price.

The local area is very green with river beaches nearby ideal for swimming and fishing alike, there is a builders merchants just 5 minutes drive, the house has a local cafe/shop which is within walking distance and the market town of Vila Nova de Poiares is just a 10 minute drive. There are several restaurants within a 10 minute drive of the property.

The area has many offroad trails ideal for walking and cycling, The alva river is just a short distance away, the town of Vila Nova de Poiares offers everything for everyday essentials including banks, schools, supermarkets and restaurants, a gymnasium, swimming baths, skate park plus much more.

Viewings are highly recommended.

Vila Nova de Poiares 10 minutes

Penecova 10 minutes

Coimbra 30 minutes