

# Habitable house and ruin about 5km from the small town of Ansião.



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
R-446	239 M <sup>2</sup>	5900 M <sup>2</sup>	€132,500	3	1

Habitable house and ruin about 5km from the small town of Ansião.

This house is located in a small village about 5km from the village of Ansião, where you can find everything you need for your day-to-day activities, such as supermarkets, health centers, pharmacies, banks, restaurants, municipal swimming pools etc. As well as quick and easy road connections to all directions in Portugal.

This house is a ground floor with an attic, which is divided into:

- 3 bedrooms.
- A living room.
- A kitchen.
- A bathroom with a bathtub.
- A spacious attic.

The house, despite its age, is very well maintained and ready to move in. It may be necessary, in time, to renovate the kitchen, installing more modern equipment. The same can also be done in the bathroom, which, being functional, would also benefit from a renovation and modernization. The interior spaces are very well divided and designed, but for those who do not need 3 bedrooms, it might be a good idea to demolish a wall that divides two bedrooms, and transform this space into a suite for example. Going up some cement stairs, we reach the attic, which is very spacious and high, so there is great potential to create new bedrooms or offices for example, the potential is there.

In general we can say that this house is in very good condition considering its age, and can be inhabited immediately, and gradually renovate the spaces to your own taste.

Next to this main house and on the same land plot, we have an old house, built in stone, measuring about 73m<sup>2</sup>, which needs renovation works, but which adds a lot of potential to this property, as you can live in one of the houses and rent the other for example.

The property includes an excellent plot of land with approximately 5900m<sup>2</sup>, which extends, on the side and back of the house, where there are many olive trees, which can produce a lot of oil. The future owner can thus enjoy and consume his own olive oil. At about 200m there is a mill, where you can take the olives to transform into olive oil. The land is soft and fertile, it has a lot of potential, for other plantations or for gardening.

The area is very calm and relaxing, the access is good.

The historic city of Coimbra is about 40km away and the nearest beaches are around 50km away. In this region there are also many beautiful and well-treated river beaches, where you can enjoy excellent days in contact with the purest nature.

This could be an excellent opportunity for those looking for a home ready to live in, but where you can still put your personal touch.