

Stunning 4 Bedroom House with renovated stone Barn, Garage and land near Vila Nova de Poiares



| Ref. Id | Living Area | Total Area | Price | Bedrooms | Bathrooms |
|---------|-------------|------------|-------------|----------|-----------|
| CF-133 | 278 sq. m | 1817 sq. m | 199,950 EUR | 4 | 4 |

Description

Stunning 4 Bedroom House with renovated stone Barn, Garage and land near Vila Nova de Poiares In Central Portugal.

This great property has been brought back to life with attention to detail, the barn is now the games room, with built in bar and bbq area, the garage has had a new roof, solar panels for the electric, and the house has had new double glazing throughout with new external shutters, the gardens have been landscaped with new patio and pond, a remodeled kitchen, and conservatory area to the back a must see property. There are pipes in place if central heating was required, just needing a boiler and radiators It is in a small village only a couple of minutes drive into the market town of Vila Nova de Poiares which has all everyday amenities.

This property has 4 bedrooms, 1 guest bedroom on the ground floor and 3 on the first floor all bedrooms in the main house are ensuite.

The property entrance is through a driveway gate or main walk through gate situated at the front of the property.

The entrance to the main house is on the ground floor and is entered from the courtyard. The courtyard also gives entrance to the guest bedroom ground floor bathroom and utility room.

The guest bedroom is a single room ideal for guests, the bathroom has a shower cubicle, sink basin and wc.

The utility room currently houses the washing machines and dryers.

The main house has several entrances the main one into the lounge but also entrance into the kitchen is possible, both from the courtyard, The living room has a great space with wood burner set on a marble base, this room has double front windows, double glazing with external shutters

and a wooden staircase with wrought iron balustrades, the lounge is a good size area with plenty of room and natural light. The floor is tiled and there are wall lights surrounding the lounge. It is a cosy room, central heating pipes are also in place if central heating was required.

Doors enter the kitchen from the lounge, the kitchen has wall and base units with a black marble worktop, a five ring burner gas hob with double electric oven, this also has an extractor fan above.

The kitchen also has a gas water heater and dishwasher.

A large window in the kitchen overlooks the gardens and enclosed patio, there is also a back door leading into the covered patio.

The patio is an enclosed area with plenty of room for summer shade and winter cover giving extra space to enjoy alfresco dining or just relaxing.

The staircase from the lounge leads up to a large landing with doors to all bedrooms and a covered balcony overlooking the courtyard, this also has an external stairs into the courtyard.

The main en suite bedroom has a window to the front of the property and a patio door to a juliette balcony both of these have double glazing and external shutters the ensuite bathroom, has his and hers sink basins with vanity units a large shower w.c. This bathroom has double aspect windows double glazed with external shutters.

The next bedroom no. 2 has a window to the back of the property overlooking the gardens again it is a double bedroom with ensuite bathroom this bathroom has a sink basin, bidet large shower and w.c. The bathroom window also faces the back of the property; the tiles are a neutral colour to suit most tastes.

A door to the 3rd bedroom from the landing enters into a slightly smaller bedroom still big enough as a double bedroom with a window to the back of the property and a second window overlooking the courtyard both windows have external shutters and have frosted glass. This ensuite has a full bath, shower, sink basin w.c.and bidet, again the tiling has been done in a neutral colour.

Another door on this floor is to a storage area-walk in closet airing cupboard. The attic has been insulated and has a good space.

The doors from the main house lead out to the courtyard where you will find the garage and barn, the garage has had a total new roof and new garage doors you can enter here from the courtyard and the road.

The barn or man cave built, stone built has a bar, dining area and games room , ideal for entertaining with exposed stone walls and ceiling lighting, also a space behind the barn has an open area ideal for a bbq area, outdoor lighting has been added here a great relaxing area of the house.

Double gates from the courtyard lead into the garden, the first part of the garden has been made into several areas, a patio area ideal for an above ground pool, there is a fish pond, which has been made into a separate area with picket fencing around.

A rose bed with gravel walkway down to the chicken run, gives a real country feel then there are fruit trees, including orange olive and grapes, looking back towards the house is the covered patio area enclosed with glass and external patio with crazy paving.

The rest of the land is laid to grass with young fruit trees, there is a well on the land ideal for irrigation or just supplying water for the pond.

The house is just a 5 minute drive to the market town of Vila Nova de poiares, which has all everyday amenities, it has several restaurants, cafes, schools, and 3 supermarkets, it has a gymnasium, go karting track and bowling alley.

There are municipal pools as well as the outdoor pools of fraga built into the mountain rock,

Poiaries is a great town with plenty to do, with the added bonus that the university city of Coimbra is just a 20 minute drive.

Poiaries 5 minutes

Coimbra 20 minutes

Oporto 1.40

Lisbon 2 hours

In Central Portugal.

This great property has been brought back to life with attention to detail, the barn is now the games room, with built in bar and bbq area, the garage has had a new roof, solar panels for the electric, and the house has had new double glazing throughout

with new external shutters, the gardens have been landscaped with new patio and pond, a remodeled kitchen, and conservatory area to the back a must see property. There are pipes in place if central heating was required, just needing a boiler and radiators. It is in a small village only a couple of minutes drive into the market town of Vila Nova de Poiares which has all everyday amenities.

This property has 4 bedrooms, 1 guest bedroom on the ground floor and 3 on the first floor all bedrooms in the main house are ensuite.

The property entrance is through a driveway gate or main walk through gate situated at the front of the property.

The entrance to the main house is on the ground floor and is entered from the courtyard. The courtyard also gives entrance to the guest bedroom ground floor bathroom and utility room.

The guest bedroom is a single room ideal for guests, the bathroom has a shower cubicle, sink basin and wc.

The utility room currently houses the washing machines and dryers.

The main house has several entrances the main one into the lounge but also entrance into the kitchen is possible, both from the courtyard, The living room has a great space with wood burner set on a marble base, this room has double front windows, double glazing with external shutters

and a wooden staircase with wrought iron balustrades, the lounge is a good size area with plenty of room and natural light. The floor is tiled and there are wall lights surrounding the lounge. It is a cosy room, central heating pipes are also in place if central heating was required.

Doors enter the kitchen from the lounge, the kitchen has wall and base units with a black marble worktop, a five ring burner gas hob with double electric oven, this also has an extractor fan above.

The kitchen also has a gas water heater and dishwasher.

A large window in the kitchen overlooks the gardens and enclosed patio, there is also a back door leading into the covered patio.

The patio is an enclosed area with plenty of room for summer shade and winter cover giving extra space to enjoy alfresco dining or just relaxing.

The staircase from the lounge leads up to a large landing with doors to all bedrooms and a covered balcony overlooking the

courtyard, this also has an external stairs into the courtyard.

The main en suite bedroom has a window to the front of the property and a patio door to a juliette balcony both of these have double glazing and external shutters the ensuite bathroom, has his and hers sink basins with vanity units a large shower w.c. This bathroom has double aspect windows double glazed with external shutters.

The next bedroom no. 2 has a window to the back of the property overlooking the gardens again it is a double bedroom with ensuite bathroom this bathroom has a sink basin, bidet large shower and w.c. The bathroom window also faces the back of the property; the tiles are a neutral colour to suit most tastes.

A door to the 3rd bedroom from the landing enters into a slightly smaller bedroom still big enough as a double bedroom with a window to the back of the property and a second window overlooking the courtyard both windows have external shutters and have frosted glass. This ensuite has a full bath, shower, sink basin w.c.and bidet, again the tiling has been done in a neutral colour.

Another door on this floor is to a storage area-walk in closet airing cupboard. The attic has been insulated and has a good space.

The doors from the main house lead out to the courtyard where you will find the garage and barn, the garage has had a total new roof and new garage doors you can enter here from the courtyard and the road.

The barn or man cave built, stone built has a bar, dining area and games room , ideal for entertaining with exposed stone walls and ceiling lighting, also a space behind the barn has an open area ideal for a bbq area, outdoor lighting has been added here a great relaxing area of the house.

Double gates from the courtyard lead into the garden, the first part of the garden has been made into several areas, a patio area ideal for an above ground pool, there is a fish pond, which has been made into a separate area with picket fencing around.

A rose bed with gravel walkway down to the chicken run, gives a real country feel then there are fruit trees, including orange olive and grapes, looking back towards the house is the covered patio area enclosed with glass and external patio with crazy paving.

The rest of the land is laid to grass with young fruit trees, there is a well on the land ideal for irrigation or just supplying water for the pond.

The house is just a 5 minute drive to the market town of Vila Nova de poiares, which has all everyday amenities, it has several restaurants, cafes, schools, and 3 supermarkets, it has a gymnasium, go karting track and bowling alley.

There are municipal pools as well as the outdoor pools of fraga built into the mountain rock,

Poiares is a great town with plenty to do, with the added bonus that the university city of Coimbra is just a 20 minute drive.

Poiares 5 minutes

Coimbra 20 minutes

Oporto 1.40

Lisbon 2 hours