

# 3 bedroom house next to Santiago da Guarda-Ansião.



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
R-414	136 M²	846 M²	€160,000	3	2

This house is located in a small village about 3km from Santiago da Guarda, where you can find Minimarkets, Pharmacy, Schools, Restaurants, ATM, cafes etc. The small Town of Ansião is about 9km away, and there you can find everything else you need for your daily life, in addition to quick and easy road connections to all directions in Portugal.

This house is inserted on a plot of land with about 850m2.

The house is divided into ground floor and first floor.

On the ground floor there is a spacious kitchen with a fireplace and a bread-oven, a large space with direct access to the outside, which could function as another bedroom or an office, for example. There is a living room also with direct access to the outside. Between these two spaces there is a bathroom with a bathtub and a place for storage. Following an access corridor, we reach a bedroom, with a built-in wardrobe on the wall.

Through a concrete staircase we access the first floor, where there are two bedrooms and a bathroom. One of the bedrooms includes a space for exercise, which was created by converting another extra bedroom that used to exist, and after a small demolition of an interior wall, the area of ??one of the bedrooms was increased, this space could come to be closed again in case you need another room.

I highlight that the house includes at the rear a large glazed awning, facing the backyard, which captures a lot of light and where, with complete privacy, you can enjoy relaxing days or nights with family or friends. At the front, there is a closed garage with space for one car and which has direct access to the interior of the house.

In general, we can say that this house is in good condition, ready to move in, but that it could still benefit from some improvements, through your projects and ideas, adding it your personal touch.

The property is completely fenced and has an automatic gate for access on foot or by car. The land around the house is flat and has a garden area and space for planting various vegetables. In the center there is an old threshing floor, which can be used and transformed into an outdoor living space. There is a well, which collects water from the eaves and is used to water the garden. At the north end of the property there are some small support sheds, where firewood and some domestic animals are kept.

The house, although located in a village with some neighbors close by, is in a very calm and relaxing place, there is not much noise and you can breathe fresh pure air from the surrounding nature.

On the other hand, the historic city of Coimbra is only about 40km away and the City of Pombal, where you can use the train between Lisbon and Porto, is just over 25km away.

This is an excellent opportunity for those looking for a property with excellent potential and lots of charm, in a mystical and little explored area of ??Portugal.