

Detached 2-3 Bedroom stone property with land in Vila Nova de Poiares



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
CF-179	216 M²	1388 M²	€170,000	2	3

This lovely Detached, Stone 2 bedroom property is set in a small village just a couple of minutes outside the town of Vila Nova de Poiares, it has double glazing, wood burner central heating front and back gardens, a beautiful veranda, covered veranda and enclosed courtyard with drive gates complete with covered parking space, all for the amazing price of 170,000 euros

The house has thick stone built walls, traditional wooden floors and views of the gardens and wonderful mountains in the distance. It boasts morning sunshine on the covered veranda, warm even in the winter sun, and a sunset at the back of the property seen from the terrace overlooking the garden.

The main living accommodation is on the first floor with the bedrooms below on the ground floor, in Portugal this is a great benefit as they stay cool on those hot summer days but also stay warm with the central heating in winter.

Entrance into property is either through the courtyard drive gates into the enclosed driveway or through the lane and into the walkway gate to the steps at the bottom of the veranda.

From the walkway gate steps lead up to the covered veranda where two doors enter the house the first one enters the kitchen and the other one into the lounge. On the veranda there is a service bathroom.

In the kitchen you are greeted with a comfy welcoming feeling. The kitchen has double aspect windows to the side and back of the property, an open wood burning area, wall and base light ikea wood units with wooden worktops with a very country cottage feel. The kitchen benefits a central heating radiator 5 ring gas oven and burner with extractor fan above, ceramic double sink and internal wooden shutters.

From the kitchen a doorway leads into the spacious lounge with a feature wood burning fireplace that runs the central heating. This lovely room has triple aspect windows with great views from every angle. It features a wooden ceiling and original wooden flooring. The staircase is accessible from the lounge this staircase is complete with stannah stair lift to the ground floor ideal for someone with limited mobility. Also from the lounge are 2 doors, one entering the office/study room and the other leading out to the lovely sunny veranda.

The office is a room off of the lounge with wooden flooring and double aspect windows, an ideal office or guest bedroom.

The stairs lead down to the hallway with tiled floors which lead into the main bedroom with wooden ceiling and tile floors, this is a lovely cozy room with french doors that open out on the gardens.

Further Along the hallway is the second bedroom again a double room with french doors to the rear of the property, this room also benefits plenty of space again with wooden ceiling and tiled floors.

There are 2 bathrooms on this floor one for each bedroom the first full bathroom, tastefully decorated with a full bath, sink basin wc and heated towel rail. A window facing the courtyard gives plenty of natural light.

The second bathroom has a wc sink basin and wetroom shower, a great addition to the main bathroom. A door in the hallway leads out to the courtyard.

Outside

At the front of the property is an enclosed paved driveway and courtyard, with outside tap and bread oven, covered terrace and steps that lead up to the terrace.

There are 2 storage sheds here, one is currently used as a wood store.

A lane runs the length of the property with access to the back garden with 2 tears of lovely flat land mainly laid to grass with plants, shrubs and fruit trees, here you can also find the old chicken sheds that can be used as animal

housing or for extra storage space.

The surrounding area is very peaceful, in a small village with friendly neighbours also not far from the local river beach at Rebordosa Penecova.

Coimbra is just a 20 minute drive from the house via the IP3 which gives direct access to the main A1.

Vila Nova de Poiars 5 minutes

Penecova 5 minutes

Coimbra 20 minutes