

# 3 Bedroom House Near Mações de Dona Maria with great access



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
S-1341	240 M²	2200 M²	€87,500	3	1

## Spacious Home with Renovation Potential & Studio Conversion Opportunity

This unique property, located in the **Concelho of Alvaiázere**, near **Mações de Dona Maria**, offers a fantastic opportunity for renovation. Positioned close to the **N110 road**, it benefits from easy access to a selection of restaurants and a direct route to the **A13** motorway.

The nearby village of **Mações de Dona Maria** provides all essential amenities, including a **weekly market**, and is well-connected to **Cabaços** and **Alvaiázere**.

### Property Overview

- **Total footprint:** 238.40m² (legally extended over time)
- **Main living area:** Located on the first floor
- **Construction:** A mix of traditional **stone** and modern **concrete & blockwork**
- **Land size:** 2,203.70m², extending to a stream lined with bamboo trees

### Renovation & Conversion Potential

The **ground floor** offers **three large rooms with high ceilings**, making it ideal for additional living space or **independent accommodations**. With thoughtful remodeling, this area could be transformed into **two self-contained studio apartments**, offering rental income potential or multi-generational living options.

## Layout & Features

### First Floor:

- Entrance hall & dining area
- Hallway & stairwell
- Lounge
- **Three bedrooms**
- Bathroom

### Ground Floor:

- **Spacious kitchen** (connected to the first floor via an internal stairwell) with **open fireplace** and garden access
- **Three large rooms** (ideal for storage, living space, or independent studios)

### Additional Spaces:

- **Large workshop** in need of some restoration, with floorboard replacement required
- **Smaller outbuilding**, previously used as a chicken coop
- **Enclosed courtyard**, offering a charming outdoor space with privacy from the road

## Outdoor & Parking

The **gated entrance** allows for **wide vehicle access**, with a **concreted parking area** inside. The land at the rear is **nearly rectangular**, leading down to a **tranquil stream**.

## Why This Property?

This is an **exciting renovation project** for those seeking a **family home** or a **dual-purpose property** with rental potential. The **strategic location**, combined with its **versatile layout**, makes it an **excellent investment** at a competitive price