

Stunning restored stone house 5 Bedrooms



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
jFsBRK	323 M²	423 M²	€365,000	4	4

This **stunning restored stone house** blends timeless charm with modern amenities, offering an exceptional opportunity for comfortable living or a vacation retreat in the heart of Portugal. Here's an overview:

Location

- Nestled near the **Serra da Estrela**, **Caramulo**, and **Colcorinho** mountains, providing breathtaking natural beauty.
- Close to several rivers with **picturesque river beaches**, ideal for water sports and outdoor activities.
- Proximity to major cities: **Coimbra** and **Viseu** (less than 1 hour).
- Conveniently 15 minutes from the **IC6** highway.

House Features

- **Built in 1931**, meticulously restored while preserving unique original details:
 - **Granite fireplace pit**, **big yellow granite sink**, and a **dated granite slate** (Jb 1931).
 - **Original Portuguese tiles** depicting St. Filomena.
- Spacious and bright interiors with **high ceilings** and **large windows** (double-glazed with

oscillating system).

- Thoughtful upgrades include:
 - **Rock wool insulation** and **LED spotlights** in ceilings.
 - **Pre-installation for solar panels** and water heaters.
 - **Automated back gate** for vehicle entry.
 - IT infrastructure with **cabling in every room**.
 - **Mosquito nets** and elegant curtains (including linen).
- Blend of authentic and modern craftsmanship:
 - Real wood staircase with **steel/wood railing**.
 - **Original balcony railing**.
 - **Spa bathtub** for ultimate relaxation.

Interior Layout

1. **Bedrooms:**
 - 4 bedrooms, including a **master bedroom**.
 - Additional **study/library**.
2. **Bathrooms:**
 - 4 spacious, well-appointed bathrooms.
3. **Living Spaces:**
 - Open-concept **kitchen/dining room**.
 - Expansive **living room** with a **wide sliding door** to the kitchen.
 - **Small reading area/hall** for quiet moments.
4. **Extra Space:**
 - **Big storage room** (usable as an extra bedroom).
5. **Outdoor Areas:**
 - **Large terrace** with a covered area below for entertaining.

Garden

- Recently revitalized, featuring a lush selection of plants and trees:
 - **Fruit trees:** Orange, kumquat, cherry, araçá (Brazilian guava).
 - **Herbs and plants:** Lemon grass, physalis, and mistletoe.
 - **Portuguese sidewalk paving** adds character to the backyard.

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