

## 2 Detached 2 bedroom houses for renovation with land and a well near Vila Nova de Poiares



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
CF-212	254 M <sup>2</sup>	1900 M <sup>2</sup>	€100,000	4	3

Discover this unique property, offering two houses with renovation potential, nestled on a scenic plot with a courtyard and a well. Situated near a river beach and close to local towns, this property promises a blend of tranquility and convenience, ideal for personalisation or rental opportunities.

Discover the unique charm and potential of this property, featuring two distinct houses nestled on a picturesque plot of land, complete with a quaint courtyard and a delightful well. Both homes, one showcasing rustic stone architecture and the other a slightly more contemporary build, offer two bedrooms each, presenting a perfect canvas for renovation and customization.

The stone house, pre-dating 1951, exudes character and requires some restoration to revitalize its historic charm. It welcomes you with a cozy lounge, leading to a kitchen adorned with wooden cabinetry and a connection to the serene courtyard. The upper level houses two spacious bedrooms and a family bathroom, promising comfort and potential.

The newer house presents an open-plan living and dining area with a warming fireplace, a kitchen equipped with modern essentials, and access to a charming balcony offering scenic country views. The second floor includes two double bedrooms with ample storage and a family bathroom, all awaiting your personal touch.

Both properties, although in need of new roofs and interior updates, for which an Architectural

project is required, stand as a testament to the possibilities they hold, particularly for those envisioning a rental income opportunity. The inviting courtyard, lush garden with fruit trees, and expansive land offer endless possibilities for outdoor enjoyment and cultivation.

Situated on the edge of a tranquil village, moments away from a river beach and surrounded by nature, this property offers a peaceful retreat yet remains conveniently close to local amenities. Vila Nova de Poiares and Penecova are just a short drive away, providing all essential services, while the proximity to Coimbra enhances your connectivity and access to urban conveniences.

Embrace the opportunity to transform these houses into your dream home or a lucrative rental property, all while enjoying the natural beauty and community spirit of this idyllic location.