

# Charming Stone-Built Cottage in Scenic Hillside Location



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
S-1387	120 M <sup>2</sup>	2000 M <sup>2</sup>	€69,500	2	1

Welcome to this charming stone-built cottage nestled in a picturesque hillside location, offering breathtaking views. The cottage measures 15m by 7m, providing just over 100 square meters of living space. The stone walls are in excellent condition, enhancing the property's rustic charm and character. Modern doors and windows add to its appeal. Although the roof needs replacing, this presents an excellent opportunity to add insulation to meet the latest standards.

Upon entering through a sturdy front door, you find a spacious kitchen and dining area, perfect for modern updates. The kitchen features a wood burner in the corner, creating a cozy atmosphere. High ceilings throughout the property give a sense of space and openness. The walls are solid stone, providing excellent insulation and durability.

The property includes a large bedroom with space for a double bed, wardrobe, and seating area, and an additional bedroom currently set up with bunk beds, making it ideal for children or guests. The bedrooms offer lovely views and ample natural light. The bathroom is generously sized, with a shower and high ceilings, and is located conveniently near the bedrooms.

#### Second Building:

The property also features a second stone-built building, ripe for renovation. This two-story structure has the potential to become a beautiful studio apartment. With thick stone walls, it can be transformed into a cozy living space with a mezzanine, making it ideal for guest accommodation or rental purposes. The addition of a balcony would provide a stunning vantage point to enjoy the surrounding landscape.

#### Location and Amenities:

Located just 9 minutes from Penela, a charming town known for its picturesque Templar castle and vibrant events, this property offers both tranquility and convenience. A nearby shopping center provides access to a supermarket, cafe, restaurant, and small shops. Coimbra is only 25 minutes away, and Porto is just 1 hour and 40 minutes from the property. The area is rich in natural wonders, including beautiful waterfalls, schist villages, and amazing caves.

Local attractions include: Penela, Cascata da Pedra da Ferida, Ferraria de São João, Soprador do Carvalho, and the ancient Roman ruins of Conimbriga.

#### Plot of Land:

Additionally, the property includes a plot of land accessible via a small strip. This land is perfect for use as an orchard, vegetable plot, or garden. It adds significant value and versatility to the property.

#### Utilities:

The property is connected to all essential utilities, including water, electricity, and telephone services, ensuring modern convenience in a rustic setting.

This charming stone-built cottage and its additional building offer a unique opportunity to create a dream home or lucrative rental properties in a beautiful hillside location. Don't miss the chance to discover this hidden gem and transform it into your ideal retreat.