

# Detached 4 Bedroom stone property near Casal do Ermio Lousa



Id de referencia	Construccion del rea	Tamao del terreno M	Price	Dormitorios	Baos
CF-186	260 M <sup>2</sup>	395 M <sup>2</sup>	€210,000	4	3

Lovely Detached property near the river beach of Casal do Ermio in Lousa

This lovely stone property needs some updating but has a charm that is second to none. It is situated in a good location within walking distance to the river beach and local cafe,

The house is on a quiet country lane and benefits from gardens on either side.

It benefits

- 4 bedrooms
- 2 Bathrooms
- Kitchen
- Lounge
- Dining room
- Adegas
- Outbuildings
- Bread oven
- Garage

This lovely property has an entrance to the ground floor which are currently used as adegas or storage, an internal stairs would make this property double the current living space, which could then be a 6 or 7 bedroom property

Double gates open up into a large courtyard with outbuildings on one side and the main house on the other The ground floor has a kitchen and bread oven room in the outbuilding, then in the main house on the ground floor there is a wine cellar and 3 large rooms which could become whatever you want them to be, a garage and a service bathroom with wc and sink basin.

A stairs leads up the first floor and into the kitchen which has wooden wall and base units with marble worktop built in oven with hob above and electric water heater.

A door leads into the dining room, a very welcoming room with double aspect windows,with external shutter blinds, an open fireplace and lovely views.

Next is the first bedroom with a window to the front of the property,which then leads onto the second bedroom bigger than the first double room again with a window to the front of the property, Bedroom 3 is next along the corridor again a double room and a nice light room.

Further Along the corridor is the family bathroom with shower unit bidet sink basin and wc.

Moving forward along the corridor to the end of the property is the master bedroom. It is a lovely size with double aspect windows, parquet flooring and room to add an en suite here if wanted. A door then leads to a staircase which in turn leads down the front of the house.

Heading back to the dining room there is a second corridor that leads into the second part of the house which has its own Lounge, bathroom with full bath and its own entrance door with access to the veranda and courtyard below.

This property is very well designed with 2 parts to the house so if wanted would make a good rental income.

There are Gardens to the front mainly paved with flower beds to the front and a piece of flat land behind the outbuildings ideal for growing vegetables or having fruit trees.

The house already has some fruit trees including grape vines, oranges and lemons.

The houses within walking distance to the lovely nearby river beach and a cafe also within walking distance, the nearby town of Lousa has all everyday amenities including supermarkets, banks, chemist, doctors surgery vets and much more.

Lousa 10minutes drive

Vila Nova de Poiares 10 minutes drive

Coimbra 25 minutes