

# 2-storey house with patio and 2 annexes/ warehouses - at 10 minutes from Rio Maior



<b>Id de referencia</b>	<b>Construccion del rea</b>	<b>Tamao del terreno M</b>	<b>Price</b>	<b>Dormitorios</b>	<b>Baos</b>
RV2741	319 M²	337 M²	€200,000	2	2

Property located in a village about 10 minutes drive from the city of Rio Maior, close to the access of the A15 highway, about 15/20 minutes from Santarém, 45 minutes from Lisbon and at about 30 minutes from the beaches of Foz do Arelho, Peniche, São Martinho do Porto and Nazaré.

This property has very particular characteristics because in addition to the housing part, on the 1st floor, having a very well preserved traditional Portuguese nature, it has 2 annexes / warehouses that can be transformed into housing, being an excellent opportunity for the rental market or Local Accommodation and also has a commercial component on the ground floor of the main building.

## DESCRIPTION:

On the side of the main building, we enter a hall that leads to the 1st floor via a wooden staircase, where we find 2 bedrooms, a living room, kitchen and bathroom.

From the kitchen we can go down to the outside where we find a beautiful terrace / balcony with barbecue, this is a cozy, sunny and private space where we can drink a refreshing drink at the end of the day, read a good book or simply rest and enjoy the tranquility and silence. On this terrace we have a view of an internal courtyard and access to a room with a high wooden ceiling, ideal for use as a lounge or atelier.

The ground floor of the main building has an entrance from the front next to the road and comprises a commercial area where a restaurant and café operated, which is currently closed, with the possibility of returning to operation or also being transformed into housing.

Returning to the rears of the building, we find a gate that gives access to the courtyard, which in turn gives

access to the 1st warehouse and then to the 2nd warehouse. These warehouses also have access from the street. The added value of these warehouses / annexes is that they can be transformed into housing, thus giving the possibility of having an existing 2-storey main building plus 2 apartments / annexes.

If you are looking for a versatile property that offers several variants of housing, I invite you to discover this space. You will see that it will be worth it! Energy class E.