

# 3 Bedroom Semi detached House for Renovation in Vila Nova de Poiares



Pièce d'identité	Maison	Surface du terrain M²	Price	Chambres à coucher	Salle de bain
CF-57	107 M²	214 M²	€60,000	3	1

## REDUCED

3 Bedroom House to update with adegas and roof terrace in Vila Nova de Poiares Central Portugal.

This House is on 2 floors the living accommodation is upstairs and downstairs is the wine cellar and adegas, the house is in need of updating but there is a kitchen and serviceable bathroom, the house has electric and water, it also has magnificent views of the Serra de Estrela ski mountains in the winter months, the house is set in a small village just 5 minutes drive from the market town of Vila Nova de Poiares.

The house consists

3 bedrooms

1 Living/dining room

Kitchen

Bathroom

Adegas

Wine cellar

Roof Terrace

Entrance to the house is from steps to the front of the property to the front door, then a hallway with tiled floors and access to the whole upstairs, first along the hallway is the kitchen with Rayburn oven/fire and window to the rear of the property overlooking the valley of Vila Nova de Poiares and the mountains in the distance, the next rooms along is from the wooden veranda there is the dining room with windows to the front of the property and 2 bedrooms, there is a

balcony to the rear of the house with courtyard below, next is the bathroom with bath, sink basin, Bidet and wc it has tiled flooring and walls, further along is the third bedroom with wooden flooring, stairs to the rear of the property lead down into the courtyard to the adegas where you will find the wine cellar and other storage rooms as well as an outdoor kitchen/smokeroom ideally this could be incorporated into the house perhaps with an internal staircase to make the house bigger, some of the outbuildings can then be the storage rooms utilizing all the space provided. There is a roof terrace that would make a wonderful alfresco dining area overlooking the mountainous views in the distance.

The local area is small village near the market town of Vila Nova de Poiares, which has all amenities for everyday living including Supermarkets Banks Restaurants, Schools, Doctors surgery, Gymnasium, and swimming baths, there are parks for children as well as a skatepark and local river beaches that in the summer months having canoeing and fishing.

Also the local area has lots of green areas ideal for walking hiking and cycling, lots of trails and tracks.

There is also the possibility of purchasing a separate article of land with garage right opposite the house this is a separate purchase or could be added to this property if wanted.

The village is only a 20 minute drive into the University City of Coimbra boasting lots of history as well as shopping centers and Botanical gardens.

Vila Nova de Poiares 5 minutes

Coimbra 20 minutes

Oporto 1.30

Lisbon 2 Hours

There is an additional piece of land with a garage and trees that could be added to this property for an additional 5000 euros but not included in the house sale price.