

3 bedroom town house with shop rental income in good location in Castanheira de Pera



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
fdv-142	377 sq. m	130 sq. m	100,000 EUR	3	1

Description

REDUCED PRICE FROM 150.000€ to 100.000€

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This house over three floors has good potential to be a very good investment, located in a charming mountain village with a nice flow of tourists and habitants, on the high street of Castanheira de Pera with walking distance to all the major attractions like the cafes, resturantes and the famous swimming pool called Praia de Rocas and several river beaches in the area. Perfect for you that are looking for a town house with a potential rental income and like to walk everywhere without taking the car.

Starting from the bottom of this building and facing the high street is a clothes shop that is rented out at the moment for 1000€ a month. The shop is on one level and also has one toilet. The shop owner knows the building is for sale, it can be a possibility to keep renting it out or if you do not wish to do so, the shop owner will move out. Behind the the clothes shop are three more storage spaces, one of them runs through the building and can be connected to the front. At the moment these storage spaces are not in use, but could probably also be rented out or be used as work shops etc. Total footprint of the ground floor is 109m2

Walking up the stairs to the middle floor which is the main living area at the moment, you will have a three bedroom apartment with a little roof/barbecue terrace. Walking along the hallway, you will have a living room with a wood burner in the corner that is included in the price, opposite is the kitchen with oven, gas hob and a dishwasher included in the price, the kitchen is on the smaller size, but still room for a breakfast bar and there is a larder in the corner. Further along on the left hand side is the two bedrooms of good size and opposite is the third. At the end is the bathroom with a bathtub.

Opposite is the door to the roof terrace, enough room for plants, a barbecue and table and chairs. Total footprint of the middle floor is 117m²

By the main entrance door is the door to the attic, the original plans was to do another apartment to rent out upstairs, work has started for the bathroom and the kitchen to be, water and sewage is in place. This attic is like an open canvas, can either be another rental opportunity, or to extend the town house for bigger family living. Total footprint of the attic is 109m²

Double glazed windows are in place and mains water, electricity is connected and sewage is on the street. The house is prepared for central heating with either pellets or gas. Good internet is available in the town.

In Castanheira de Pera, you will have doctor, schools, supermarkets, cafes and resturantes, weekly fruit and vegetable market, a famous outdoor swimming pool with a wave machine called Praia de Rocas and plenty of river beaches. Lisbon and Porto is around 2 hours away and Coimbra, Portugal's third biggest city is around 35 minutes away, the seaside is around a 50 minute drive