

# Two Bedroom Farmstead With A Lot Of Possibilities in Central Portugal



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
S-1331	180 M <sup>2</sup>	13000 M <sup>2</sup>	€300,000	2	1

Beautifully crafted two-bedroomed home and farmstead set into the hillside between Tomar and Coimbra; this house, land, and outbuildings have massive potential as they also encompass three Windmills. The Windmills need renovation, but it's rare to find them in such good condition that you can easily copy the original design in the rebuild.

The land is private and extremely well cared for, making this the perfect opportunity to purchase a home, a lifestyle change, and the creation of a very unusual and sort-after tourism project, Air B&B, on converted windmills. It's a winner!

The house was renovated between 8 & 10 years ago by the current owner. The work was undertaken by an experienced team who rebuilt the property with endurance in mind.

There is no dampness downstairs (which can be a problem in older stone houses). The roof was removed, and the walls had a ring beam added to ensure they never moved. A fully insulated roof and double glazing throughout

make the house easy to heat, and many quirky wooden features add to the charm of this lovely property.

The property consists of;

### Lower floor

- 1 Double bedroom.
- Large bathroom with bathtub.
- Large hallway.

### Middle floor

- Open plan kitchen & dining area.
- TV room.
- Bathroom with shower.
- Stairs to the lower level and upper level.

### 1st Floor

- Huge bedroom with the chimney stack pipe going through it, so it's nice and warm.
- Built-in wardrobe & shelving.

The house has a 60m<sup>2</sup> footprint over three floors giving it 180m<sup>2</sup> overall.

The land has 13'000.00m<sup>2</sup> with a large flat area near the house and the hill behind. Well-maintained tracks give access to all areas of the land.

The property was a working Carpentry business and a variety of warehouses. One is a workshop, and many smaller ones serve for storage.

If you wanted to create a farmstead with animals, you only need fencing as the infrastructure is mostly there already.

There are many, many Oak trees on this land, and it is absolutely beautiful, with far-reaching views of the opposite hillside.

There is also a small extra accommodation within the middle of the plot with beautifully planted gardens.

The property has two entrance points, both with large gate posts, used from the original Mill. The whole property is very well maintained.

The property runs along a sound track which means you are set back from any traffic but it has good access to the N110 running from Coimbra to Tomar, the nearest A13 toll road access point is only a few KM away.

The villages of Cabacos and Areias will be the closest, but Tomar is only 15 minutes away with all the larger supermarkets and suppliers.

If you need Schools, they are available within 15 minutes in Alvaiazere, Areias, or Tomar.

An unusual and exciting opportunity for a home and business in Central Portugal waits for you.

**THE PRICE IS NON-NEGOTIABLE.**