

## Property with a house, annex and a lot of land in Marmeleiro - Central Portugal



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
S-1206	198 sq. m	10560 sq. m	220,000 EUR	5	3

### Description

This quiet property is situated in the village of Marmeleiro, in Tomar municipality, just a 10-minute drive from this car. In the village of Marmeleiro there is a café, a school and public transport to various parts of the country. In the city of Tomar you will find everything for your day, from banks, supermarkets, hospital, schools, etc.

The property has about 10.560m<sup>2</sup>, where is a house with 2 floors:

Ground floor:

- Lounge / Lounge
- Kitchen
- Pantry
- Bathroom.

1 ° floor:

- Bathroom
- 3 Bedrooms (1 en-suite)
- Attachment:
- Laundry
- Pantry
- Office / Bedroom
- 1 Bedroom
- 1 Bathroom
- Mezzanine
- Workshop

Outside:

- Shed
- Several recreation areas
- Hen house
- Pigsty
- Garage

We enter the villa through the front door where we have a huge living room / lounge, with a stone wall and wooden beams, with a fireplace to warm the environment. We have a fully equipped kitchen, sized to make the fastest meals every day. A service bathroom with built-in closet and a large utility room. We climb the stairs to the 1st floor and come across a corridor that leads us to the remaining divisions. A bathroom with shower and three bedrooms is what makes up this floor. All rooms are of good size, one en-suite, larger than the other two and the bathroom has a shower.

In the annex we have a laundry room where there are the washer and dryer and the freezer, a good pantry for storing the food.

We have a room which at this time is like office / study room, with a mezzanine, which is used as a bedroom. It also has a bedroom and a bathroom with shower. There is also a workshop where all necessary implements are stored.

The exterior is very well used and has very relaxing and well decorated leisure nooks, there is a shed that is used for storage of firewood, a very original chicken coop, a pigsty and there is a garage with shed.

All windows are double glazed, there are 2 solar panels for water heating and an optional boiler.

The 10,560m<sup>2</sup> land is very fertile and has 49 different fruit tree species and various plants. There is a well for irrigation, with a stream at the bottom of the property and all land is fenced.

This is a property with immense potential to continue the work that the present owners have been doing and can relax in a very cozy and sunny area.