

# Stunning restored stone house T4+1



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
jFsBRK	323 M²	423 M²	€385,000	4	4

1931 house located very near Serra da Estrela, Caramulo and Colcorinho mountains. There are several rivers nearby with amazing river beaches. The cities of Coimbra and Viseu are less than an hour away. 15 minutes from Ic6. Great places for cycling, jogging, water sports (jet ski, stand up paddle, canoeing; swimming). Wonderful landscape all around.

## Rooms

- 4 bedrooms (1 master)
- 1 study/library
- 1 big size storage room (can be used as an extra room)
- 4 bathrooms
- 1 kitchen/dining room (open space)
- 1 big living room (with a wide sliding door to the kitchen)
- 1 small reading area/hall
- 1 large terrace and a covered area bellow

## House

- lots of natural light
- rock wool and insulation screens in the drywalls (located in the exterior walls)
- the ground floor and first floor have false ceiling with Led spotlights
- original features (granite fire place pit; big yellow granite sink; original dating granite slate (Jb 1931))
- automated back gate (entry for the cars)
- pre installation for solar panels and heaters
- window shutter mosquito nets (one in each room)

- high ceilings
- high windows with "bandeira" (the curtains are included, some are linen)
- It cables in every room
- real wood staircase and steel/wood railing
- original railing in the balconies
- original Portuguese tiles (representing St. Filomena)
- double glass windows with an oscillating system in every room
- exterior wall lights around the house
- Portuguese sidewalk in the back yard
- independent gas house
- spa bathtub
- possible furniture included

#### Garden (recently renovated)

- orange tree;
- kumquat tree
- mistletoe
- cherry tree
- araçá tree
- lemon grass
- physalis
- other small plants