

# Habitable house built in stone to renovate with land close to Alvorge.



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
R-547	108 M <sup>2</sup>	2000 M <sup>2</sup>	€65,000	2	1

This house is located in a small village about 8km from Alvorge, where you can find the basic things for your day to day life, such as Pharmacy, Health Centre, Restaurants, Cafes, Bank, etc. As well as quick and easy road connections to all directions in Portugal.

This property includes a house and surrounding land of around 2,000m<sup>2</sup>.

The house is on the ground floor, built in stone, with wide walls and a strong structure.

We enter the house through a front gate, which gives access to a completely walled courtyard, and from there we access the interior, where there is a living room at the entrance and two bedrooms to our left. Following a small corridor, we have the bathroom with a bathtub on the right and the kitchen in front of us.

This house, has the minimum conditions of habitability and can be inhabited while carrying out the necessary modernization works, namely in the kitchen, as it still maintains the old characteristics, typically Portuguese, with a fireplace and wood oven, and which will have to be renovated, according to current times. The bathroom, being functional, will also benefit from an intervention and modernization. The house has a ceramic floor in the living room and the bedrooms have floating wood floors. I draw your attention to the wooden ceilings, with an original configuration and design, as well as to the wood of the doors, which transports us to ancient times and involves us in that charm of other times.

The structure of the house is solid, with wide and powerful stone walls. The roof is not in bad shape and there are no infiltrations, but you could be advised to renew it in the near future. Attached to the house there is a stone shed, which worked as a barn and which can be renovated and used, according to your personal project. There is also a small simple shed, where farm animals were kept.

There is water and electricity connection from the company.

At the back of the house there is a deposit that collects water through the roof and that in the summer you can use it to irrigate the backyard/garden. There is also an old threshing floor, where cereals were dried in ancient times.

Around the house there is a flat land of about 2,000m<sup>2</sup>, where there are some fruit trees, such as orange trees, olive trees, etc.

This whole region is very beautiful and peaceful, access is good. At about 1km there are some cafes and then you can go to Alvorge at about 8km to satisfy other day to day basic needs or to the City of Pombal which is about 20km away or even to the historic city of Coimbra which is only about of 35km.

This is undoubtedly an excellent opportunity to acquire a beautiful property in a mystical and little explored region of Portugal.