

# Rustic 4-bedroom house with annex and 3.500m<sup>2</sup> of land - just a few minutes from Óbidos



Id de referencia	Construccion del rea	Tamao del terreno M	Price	Dormitorios	Baos
RV2784	290 M <sup>2</sup>	3500 M <sup>2</sup>	€425,000	4	2

If you appreciate the beauty and tranquillity of the countryside, the comfort and charm of a country house, and at the same time being 10 minutes away from shops and services, then this property is ideal for you.

The MAIN HOUSE, which dates from 2009 and is as good as new, comprises:

Entrance hall with wardrobe, living room with fireplace and heat recuperator (32m<sup>2</sup>) in open space with kitchen with wooden furniture (19m<sup>2</sup>).

3 very bright bedrooms (15m<sup>2</sup>) facing east, a suite with unobstructed views (23m<sup>2</sup>) facing west, WC (7m<sup>2</sup>) and machine room convertible into WC (3m<sup>2</sup>).

Next to the living room and kitchen there is a covered terrace (28m<sup>2</sup>) ideal for transforming into a winter garden, thus extending the leisure area.

Equipped with central heating (electric underfloor heating) with digital regulation and independent per room, aluminium windows, double-glazed swing-stops and interior light seals and the entire base of the house is built on an air box.

## ANNEX:

Next to the house we find an annex with a rustic-style living room (32m<sup>2</sup>) with a wooden ceiling and stone walls, a garage for 3 cars (45m<sup>2</sup>) and above it a terrace with panoramic views of the surrounding countryside (25m<sup>2</sup>).

This annexe has the necessary pre-installations to be easily converted into a 2/3 bedroom house.

#### OUTSIDE:

Discreet and charming garden on the east and south/west sides. The south/west side is the most private and beautiful area of the house, suitable for leisure, totally private, fenced and wooded all around, with a lawned and flowered garden, a wooden pergola, a pond and space for a swimming pool (possibility of selling with swimming pool included, subject to price increase).

There are also 2 wooden houses for storage and to support the maintenance of the outdoor space.

The land has a usable area of around 3,500m<sup>2</sup> and some slope, being divided into terraces with fruit trees (figs, oranges, cherries, loquats, apple trees, etc.) and an area of crops facing a forest with pine trees, cork oaks, oaks and eucalyptus at the end.

Located in a quiet village, with basic services (cafés, restaurants and mini-markets) and in a cul-de-sac, it is less than 10 minutes from Óbidos, Bombarral and the highway, 15 minutes from Caldas da Rainha, 20 minutes from the beaches of the Silver Coast and 50 minutes from Lisbon.

Energy class B-.