

# Well-situated 3-bedroom villa near Ansião, Leiria



Pièce d'identité	Maison	Surface du terrain M²	Price	Chambres à coucher	Salle de bain
S-1372	330 M²	1751 M²	€249,000	3	2

This villa (built in 2011) is set on a plot of 1751 m2, there is a further 1 independent annex with a bathroom and a living room.

The villa has 3 floors:

Ground floor - Spacious tiled garage with storage area with electric gate

It can also be converted into an additional dwelling due to the space, or to install central heating machinery in the future, the house has pre-installation.

First floor - access to the garage via the stone staircase or the front entrance door, or from the kitchen.

From the garage there is a corridor, turning right leads to the fully equipped kitchen/dining room with a stone fireplace, there is also a utility room. From the kitchen there's a door leading to the backyard, a threshing circle and a balcony that goes all the way round the house.

Back in the corridor you pass a bathroom with a shower, bidet, washbasin and toilet.

Next are two spacious bedrooms with built-in wardrobes, and further on is the en-suite master bedroom, also with a built-in wardrobe and views of the mountains and surrounding countryside.

From here you return to the hallway with the main entrance door and an entrance hall that also leads to the spacious living room with stone fireplace.

Second floor / Attic - The staircase leads to the second floor, which consists of 5 rooms that can easily be used as additional bedrooms, an office or as storage space. This area is nearing completion and only needs the floor laying, which in this case is at the client's choice. There is also a room with the pipework to make a bathroom.

Outside the property, the land has a variety of fruit trees such as walnut, orange, olive, lemon, fig, quince and laurel.

The threshing circle is situated between the main house and the independent annex with a bathroom with shower and two more rooms currently used as storage.

This property is very well located about 10 minutes from the centre of Ansião and approximately 15 minutes from Alvaiázere.

Pre-installed central heating

Electric hot water heater

Outside well used as a deposit

Double glazing sliding windows

Electric gate in garage

Distances :

Ansião 10 mins, 15 mins from Alvaiázere, 30 mins from Pombal and about 45 mins from Coimbra.