

## Two fully renovated stone houses near Pedrogão Grande



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
S-1276	168 sq. m	332 sq. m	89,000 EUR	5	3

## Description

REDUCED PRICE FROM 99.000€ to 89.000€

Two renovated stone cottages near Pedrogão Grande in Central Portugal.

This is an amazing opportunity to acquire a home with income potential.

The two renovated stone cottages are situated in a quiet village near Pedrogão Grande and have good access. The two cottages provide a total of five bedrooms and three bathrooms. Both properties have mains electricity and water. Telephone and internet are connected. The properties share a septic tank.

Cottage one, 'The Red House'

Stone steps lead up to the main door which opens into the Kitchen (5.29 m x 2.5 m). There are lovely views from the kitchen over the courtyard and to the countryside beyond. The kitchen has a concrete floor and a wooden ceiling. There is a stone fireplace at one end with a log burning stove. The kitchen benefits from a run of worktops with spaces for appliances below and cupboards above. There is a sink unit with cupboards below. Above the sink unit and worktops are tiled splashbacks. Steps lead from the kitchen to the sitting room/dining room.

The sitting room/dining room (4.44 m x 5.46 m) is a good size and has many traditional features giving it a very cosy feel. There are exposed stone walls, a wooden floor, a wooden ceiling with exposed beams and a log burner. A bar is fitted at one end. Wooden stairs lead down to the lower floor.

There is a good size bedroom (4.46 m x 3 m) which has a stone floor and wooden ceilings with exposed beams. There is wooden

panelling on some walls and a beautiful stained-glass window. This room benefits from an electric panel heater.

From this bedroom there is an opening into a dressing room (4.02 m x 1.95 m). Again, the dressing room benefits from wooden ceilings with exposed beams, a stone floor and an electric panel heater. This room could also be a single bedroom.

From the bedroom,, a door leads to the shower room (2.45 m x 2.75 m) and benefits from a WC, pedestal basin with tiled splashback, a shower cubicle with full height tiling and a tiled floor. There is plumbing for a washing machine and a hot water cylinder with an electric element. The bathroom also has a stone floor and electric panel heater. There is a door from the bathroom to the outside.

Outside ☐☐☐ Red House ☐ is a patio area with BBQ and a drying rack for washing. Across the patio is the second house ☐☐☐ Blue House'.

The Blue House is currently set out as follows:

Upstairs:

A door leads from the patio onto a stone staircase which leads to an office (3.47 m x 1.75 m). The office has a concrete floor and could easily be converted into a kitchen. Double doors lead into a large room (4.57 m x 4.27 m) currently used as a bedroom but could make a great sitting room. Off this room are two bedrooms ( both 2.58 m x 2.11 m ). There is a bathroom (3.4m x 1.71 m) which has a tiled floor, full height wall tiling, WC, pedestal basin and shower cubicle. There is a hot water cylinder with an electric element. This could easily be a self-contained apartment.

Downstairs:

A path leads down the side of the cottage and there is a door that opens into an office (3.47 m x 1.75 m ) with a tiled floor. Off the office is a bathroom (1.75 m x 1.5 m). The bathroom has a tiled floor, WC and pedestal basin with tiled splashback. There is plumbing for a washing machine. It would be possible to install a shower in this space. The bathroom has a lovely stained-glass window. Currently, the bathroom is separated from the office by a curtain. To create more privacy a door could be fitted. The kitchen and sitting room are both accessed from the office. The sitting room (3.95 m x 4.4 m) is cosy with a painted wooden ceiling with beams, a tiled floor and a log burner and wall lights. This is a good size room and it would be possible to use it as a studio room thereby creating another self-contained apartment. The kitchen (4.39 m x 2.34 m) has a concrete floor and a wooden ceiling, wooden worktops with splashbacks above and spaces for appliances below. The sink unit has cupboards below and shelves above. Patio door leads onto a patio and the garden.

From the garden, there are good views across the countryside. There are several fruit trees including, almond, damson, pear, apricot and quince. The garden is fenced.

The property is well situated, just a short drive to Pedrogão Grande, Figueiro dos Vinhos and the lakes. It is just 15 minutes from A13 motorway which provides fast links to Lisbon and Porto.

This is a great opportunity to acquire a cosy home that can provide an income.