



## Santo André das Tojeiras - Villa



**4**  
Bedrooms

**3**  
Bathrooms

**250**  
Area (m<sup>2</sup>)

**1520**  
Land Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**190 000 €**  
(EUR €)

### Vivenda Palmeira - Spacious villa with swimming pool and mountain views

Spacious villa with swimming pool and mountain views located in a small village near Santo André das Tojeiras. This 4 bedroom villa features a front and back garden with fruit and decorative trees and flowers. Located at the top of the village, it provides you with mountain views from your terrace.

The total land area is 1520 m2 including the villa with a footprint of approximately 250 m2 consisting of ground floor and first floor.

The villa counts 4 bedrooms (3 on ground floor levels and 1 ensuite on the first floor), 3 bathrooms, 2 kitchens, a garage and has central heating using oil. There are two fireplaces, air conditioning in the suite and alarm installed. There is also a spacious attic.

T +351 934 850 145 (mobile call) · T +351 274834036 (fixed call) · E [info@homekeyportugal.com](mailto:info@homekeyportugal.com)  
Rua Principal s/n, Santo André das Tojeiras  
AMI 15569

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

**Room sizes:****Ground floor levels**

Living room: 8,00 m x 4, 75 m

Kitchen: 4,50 m x 4,35 m

Bedroom 1: 3,75 m x 3,75 m

Bedroom 2: 3,90 m x 1,70 m

Bedroom 3: 3,00 m x 3,70 m

Bathroom 1: 1,90 m x 3,90 m

Bathroom 2: 2,20 m x 1,75 m

Garage: 8,70 m x 3,50 m

Annex kitchen: 4,20 m x 3,20 m

**First floor:**

Bedroom: 3,95 m x 3,75 m

Bathroom: 1,85 m x 2,50 m

You have your own water from the borehole that is currently used for irrigation and filling up the swimming pool. The borehole is a very valuable asset, as it provides you free water to fill up the gigantic pool of 15 x 6 meters.

Underneath the house there is a basement where the automatic irrigation system is installed.

The garden is filled with fruit trees (mainly pears), palm trees, oleanders, roses and other flowers. A large kiwi plant provides shade on the side entrance steps to the property. The piece of land at the bottom of the villa is all fenced and there you can also find the pump house for the swimming pool.

The villa is solid built and ready to move in. It makes a great permanent home or holiday home.

Located 3,5 kms from Santo André das Tojeiras with council services, post office, public swimming pool, café, groceries. 7,3 kms from Sarzedas with post office, primary school, café, shops. 4,3 kms from river beach Cerejeira, 27 kms from Castelo Branco.

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## Property Features

- Heating
- Fireplace
- Gas central heating
- Garden
- Proximity: Mountain, Open field, Public Transport, Public Swimming Pools
- Floors: 2
- Basement
- Views: Countryside views, Mountain views, Pool view, Garden view
- Automatic irrigation
- Attic
- Irrigation System
- Solar orientation: West
- Balcony
- Terrace
- Access: Tarmac Road
- Mains electricity
- Air conditioning
- Equipped kitchen
- Pool
- Quiet Location
- Built year: 1937
- Drive way
- Storage / utility room
- Security alarm
- Borehole
- Parking space
- Energetic certification: C
- Mains water
- Renovation year: 1995
- Garage
- Bordering a water stream

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