



## Montes da Senhora - Villa



 **4** Bedrooms    
  **1** Bathrooms    
  **350** Area (m<sup>2</sup>)    
  **3800** Land Area (m<sup>2</sup>)    
  Garage

**135 000 €**  
(EUR €)

## Vivenda Boa Vista - Spacious licensed living house with 3800 m2 of land

Excellent property for sale Central Portugal. Ideal for a quiet farming life. Spacious living house with license sitting on a plot of 3800 m2 of land with many lemon trees, grapevines, olive trees and other fruit trees.

First floor: Four bedrooms, bathroom, laundry room, 2 livings (one with access to front balcony) and a kitchen with fireplace. Garden of 3800 m2 with outside kitchen, oven, many fruit (a.o. lemon and cherry) and olive trees.

Sizes bedrooms:

N1. 3,20 x 2,08 m

N2. 3,40 x 3,60 m

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AMI 15569

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



N3. 3,20 x 2,90 m

N4. 3,30 x 3,30 m

Kitchen: 3,15 x 3,60 m

Living 1: 2,85 x 3,22 m

Living 2: 4,80 x 3,60 m

Bathroom: 2,90 x 2,80 m

Laundry room: 1,70 x 1,90 m

Corridor: 9,60 x 1,00 m

Spacious attic with roof insulation to make an extra room and a second part for storage.

Ground floor: previously used as a café and mini grocery store with three divisions. The current owner is building an extra bathroom on the ground floor, and the price will need to be adjusted according to the progress (investment) of this bathroom.

Division 1: 7,80 x 2,82 m

Division 2: 7,80 x 3,80 m

Division 3: 7,80 x 4,33 m

Ceilings all in concrete slab. Spacious house with a lot of possibilities. Eleven solar panels that are producing electricity which is being sold to the energy company. They generate € 120 per month in the summer and € 40 per month during the winter months. Mains electricity and water are connected.

Very quiet area, located at the beginning of a small mountain village with amazing views to the mountains. The house is facing east. Excellent sun exposure for the fruit production. Great access by very quiet tarmac road. Located 4,5 kms from Catraia Cimeira with grocery store, fuel station, restaurant. Within 10 minutes from river beaches. 20 kms from Proença-a-Nova, 35 kms from Castelo Branco.

Contact us for more information and to plan a viewing. This property is worth a visit!

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## Property Features

- Fireplace
- Solar panels pre installation
- Sealed land area
- Proximity: Mountain, Restaurants, Public Transport
- Storage / utility room
- Energetic certification: E
- Mains water
- Garage
- Access: Tarmac Road
- Laminated floor
- Garden
- Quiet Location
- Floors: 2
- Views: Countryside views, Mountain views, Village view
- Solar orientation: East
- Balcony
- Solar Panels
- Mains electricity

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