



Salgueiro do Campo - Townhouse



 **1**
Bedrooms
  **1**
Bathrooms
  **70**
Area (m²)
  **320**
Land Area (m²)

99 000 €
(EUR €)

Casa Amoreiras - Renovated stone house with terrace and enclosed garden

Step inside this cozy home and you will find a well-maintained interior with one bedroom, one bathroom, and an equipped kitchen with modern appliances. The house is tastefully furnished and features fitted wardrobe, air conditioning, and double glazing for added comfort. With an enclosed garden area, perfect for growing your own flowers or vegetables, this property boasts also a spacious terrace where you can enjoy your morning coffee or evening cocktail.

The renovation was completed in 2021/2022, making this home in excellent condition and ready for you to move in and make it your own. Don't miss out on this incredible opportunity to own a piece of paradise in the heart of Portugal.

The House

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 Rua Principal s/n, Santo André das Tojeiras
 AMI 15569

¹ (Call to national fixed network) | ² (Call to national mobile network)



This village house is made out of natural schist and granite stones. Apart from the natural insulation of the thick outside stone walls, the first floor has additional Volcalis wool insulation applied on the walls and roof with a thickness of 200 mm. There is one breeze brick stone wall which is insulated with 80 mm polystyrene, and this wall offers the entrance to a large outside terrace facing East.

The house is renovated using quality techniques and material. Newly installed PVC doors and windows with double glazing. Brand new wooden flooring with laminate floor provides a comfortable and clean living condition.

The open plan, bright living area (4,35 m x 8,80 m x 2,50 m high) comes with a kitchen including all fixtures and fridge freezer. The cooker is working on gas and the oven is bi-zone, which can be used to cook two different dishes at different temperatures. A remote controlled ambient light brightens up the living room in the evenings.

The bedroom is equipped with a built in wardrobe, hotel light switches and a window and door. The bathroom of 1,45 m x 2,80 m has a shower cabin, toilet with faucet, and a sink with storage units.

Two app-controlled air conditioning units keep you cool in summers and warm in winters. A large attic for storage is accessible through the bedroom, which has a heat exchange system installed for air filtration and heat retention. This exchanger allows the heat in the extract air to be recovered for heating cold fresh air drawn from outside, like this, until 95% of your heat can be retained.

The ground floor is currently reachable by an external staircase. On the ground floor you find an ample space, with everything prepared for 2 extra bedrooms, a bathroom and a utility room. You can also choose to create here a completely independent house for guests to stay. Electrics and plumbing are prepared and also the ventilators for the heat exchange systems are already in place. A 200 liter water heater is installed and is providing hot water for the house.

Outside Space

Enjoy the garden of 290 m² with 3 adult olive trees, a productive fig tree, 2 orange trees and a plum tree. The storage shed of 15 m² is an ideal space for storing tools and garden furniture.

More Features

The house is connected to mains electrics, water and sewage system. The house comes with the furniture as shown on the pictures, including bed, bed side tables, dresser, sofa, tables, chairs, washing machine, microwave.

Located in the village Palvarinho with café and fuel station. The city of Castelo Branco is only at a distance of 13 km which provides a perfect balance of seclusion and convenience.

Contact us for more information and viewings.

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Property Features

- Heating
- Air conditioning
- Equipped kitchen
- Laminated floor
- Garden
- Quiet Location
- Floors: 2
- Views: Countryside views, Mountain views, Village view, Garden view
- Main drainage
- Central location
- Solar orientation: East
- Balcony
- Terrace
- Access: Tarmac Road
- Washing machine
- Fitted wardrobes
- Underfloor
- Thermoaccumulator
- Sealed land area
- Proximity: Restaurants, City, Open field, Public Swimming Pools
- Storage / utility room
- Double glazing
- Attic
- Energetic certification: D
- Mains water
- Renovation year: 2021/2022
- Furnished
- Mains electricity

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