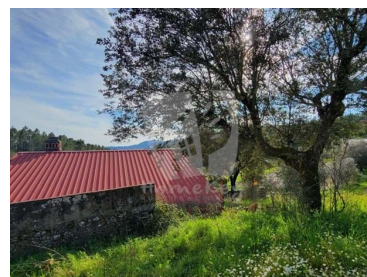




## Sarzedas - Country house



 <b>3</b>	 <b>1</b>	 <b>159</b>	 <b>2240</b>	<b>35 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

## Vivenda da Nespereira - Countryside house renovation project

Located in the heart of a friendly hamlet, this property makes a great opportunity for renovation lovers to revive its beauty.

You reach the property by tar road with easy access.

It consists of 2200 m<sup>2</sup> of land, stretching over two sides of a road with little traffic, and features a residential house, registered with a gross construction area of 255 m<sup>2</sup>, consisting of several divisions, annexes, a south-facing terrace with beautiful views, cave and storage space, attic. The house is in need of a complete makeover. Walls are built in schist stone and brick, the roof structure is made of metal and has sandwich panels on top. Up to the future owners how they want to refurbish the interior.

The layout of the house features a main living area on the ground floor, built on top of the externally accessible basement. Above the ground floor you will find a spacious attic which could be used as an

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AMI 15569

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



extension.

The yard which is connected to the house is entirely fenced and walled. In terms of vegetation, many grape vines and several fruit trees such as pomegranate, quince, pear and an enormous loquat tree can be found on the land.

Mains water and electricity are close for connection.

This property offers ideal conditions to be turned into a home for a family looking to live a rural life in a tranquil neighborhood. Discover its potential and restore it to your likings!

The property is located 8 kms from the parish of Sarzedas with parish council services, post office, kindergarten, primary school, restaurant, cafés and small stores. 27 kms to the city of Castelo Branco.

You will find many river beaches, hiking and mountainbike trails in the closer surroundings. There is a swimming spot at the river within walking distance.

Keen on renovating this property and making its charming features shine again? Get in touch today to have more more information or to schedule a viewing!

## Property Features

- Garden
- Quiet Location
- Floors: 2
- Basement
- Views: Countryside views, Mountain views, Village view, Garden view
- Terrace
- Sealed land area
- Proximity: Open field
- Wine cellar
- Storage / utility room
- Septic tank
- Access: Tarmac Road

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