



## 3 Bed Villa in Lagoa das Areias



### Property Details

<b>Reference:</b>	526/26	<b>Construction Area:</b>	261.86
<b>Business Type:</b>	For Sale	<b>Plot size:</b>	1120
<b>Bedrooms:</b>	4	<b>Location:</b>	Ferreira do Zêzere
<b>Bathrooms:</b>	3	<b>Energy Rating:</b>	A

### Features

- Plot of land with 1,120 m<sup>2</sup>
- 261 m<sup>2</sup> gross construction area
- Fully rebuilt 3-bedroom house
- Master suite on the first floor
- Fully equipped kitchen
- Living room with high ceilings and a panoramic window
- Built-in wardrobes
- Pine wood flooring
- Thermal insulation
- Pre-installation for air conditioning
- Heat pump
- Photovoltaic solar panels
- Garage for two cars
- Electric gates and video intercom
- Rainwater storage tank for water collection and reuse



## Description

Fully renovated 3-bedroom house located in the village of Lagoa, in the parish of Areias, municipality of Ferreira do Zêzere.

Set on a 1,120 m<sup>2</sup> plot with a gross construction area of 261 m<sup>2</sup>, this property has undergone a complete reconstruction, with only the original exterior walls being retained.

The house is arranged over two floors. On the ground floor, there is a spacious living room with high ceilings and an impressive panoramic window that provides excellent natural light, an open-plan fully equipped kitchen with dining area, two bedrooms with built-in wardrobes, a bathroom with a walk-in shower, and a guest WC.

The first floor features the master suite, complete with a built-in wardrobe, private bathroom, and open views over the surrounding countryside.

The kitchen offers direct access to the outdoors through two sets of double doors, leading to a private area where a garden, leisure space, or outdoor dining area can be created.

The renovation was designed with comfort and energy efficiency in mind, featuring thermal insulation on the exterior walls, pre-installation for air conditioning, a heat pump for domestic hot water, and photovoltaic solar panels.

Outside, there is also a detached garage with space for two vehicles, electric gates, a video intercom system, and a large underground rainwater storage tank.

Located in a peaceful area, approximately 10 minutes from Ferreira do Zêzere, 20 minutes from Tomar, and close to the river beaches and water sports facilities of the Castelo de Bode reservoir.